

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/21 McComb Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000

&

\$580,000

Median sale price

Median price \$889,000

Property Type House

Suburb Lilydale

Period - From 01/07/2024

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/13 Black St LILYDALE 3140	\$575,000	25/06/2025
2	2 Dylan CI LILYDALE 3140	\$575,000	29/04/2025
3	6 Longtown CI LILYDALE 3140	\$552,000	07/04/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/08/2025 12:28



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median House Price
Year ending June 2025: \$889,000

Comparable Properties



3/13 Black St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 25/06/2025
Property Type: Townhouse (Single)



2 Dylan CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 29/04/2025
Property Type: Townhouse (Single)



6 Longtown CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$552,000
Method: Private Sale
Date: 07/04/2025
Property Type: House

Account - Barry Plant | P: 03 9735 3300



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