

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

3/22 McComb Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Lilydale

Period - From 01/04/2026

to 30/06/2026

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	2 Villa CI LILYDALE 3140	\$630,000	14/04/2026
2	5 Isla CI LILYDALE 3140	\$597,000	13/04/2026
3			

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:

28/09/2026 14:28



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Property Type: Unit
Land Size: 227 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
June quarter 2026: \$630,000

Comparable Properties



2 Villa CI LILYDALE 3140 (REI)

Agent Comments

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Price: \$630,000
Method: Private Sale
Date: 14/04/2026
Property Type: Townhouse (Single)



5 Isla CI LILYDALE 3140 (REI)

Agent Comments

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Price: \$597,000
Method: Private Sale
Date: 13/04/2026
Property Type: Townhouse (Res)
Land Size: 134 sqm approx

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.