

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 Sarges Mews, Lilydale Vic 3140

Indicative selling price

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

Range between \$550,000

&

\$600,000

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	14 George St LILYDALE 3140	\$630,000	01/04/2026
2	3/19 McComb St LILYDALE 3140	\$590,000	26/03/2026
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:

12/08/2026 14:08



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

June quarter 2026: \$630,000

Comparable Properties



14 George St LILYDALE 3140 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 01/04/2026

Property Type: Townhouse (Single)

Land Size: 78 sqm approx



3/19 McComb St LILYDALE 3140 (REI/VG)

Agent Comments

2 2 1

Price: \$590,000

Method: Private Sale

Date: 26/03/2026

Property Type: Townhouse (Res)

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.