

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

4/12 McComb Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$600,000

&

\$650,000

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	3/22 Bowen Rd LILYDALE 3140	\$658,000	02/07/2026
2	2/13 Slevin St LILYDALE 3140	\$665,000	27/04/2026
3	3/32 Kidgell St LILYDALE 3140	\$620,000	20/03/2026

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:

07/09/2026 12:52



2
 1
 1

Property Type: Unit
Land Size: 180 sqm approx
Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 June quarter 2026: \$630,000

Comparable Properties



3/22 Bowen Rd LILYDALE 3140 (REI)

Agent Comments

2
 1
 1

Price: \$658,000
Method: Private Sale
Date: 02/07/2026
Rooms: 2
Property Type: Unit
Land Size: 199 sqm approx



2/13 Slevin St LILYDALE 3140 (VG)

Agent Comments

2
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Price: \$665,000
Method: Sale
Date: 27/04/2026
Property Type: Flat/Unit/Apartment (Res)



3/32 Kidgell St LILYDALE 3140 (REI/VG)

Agent Comments

2
 1
 2

Price: \$620,000
Method: Private Sale
Date: 20/03/2026
Property Type: Unit

Account - Jellis Craig | P: 03 9726 8888