

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

4/6 MCCOMB STREET, LILYDALE, VIC 3140

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$480,000

to

\$520,000

Median sale price

Median price

\$603,000

Property type

UNIT

Suburb

LILYDALE

Period - From

01/07/2024

to

30/06/2025

Source

**Comparable property sales**

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) 2/30 KIDGELL ST, LILYDALE, VIC 3140	\$450,000	04/07/2025
2) 2/33 SLEVIN ST, LILYDALE, VIC 3140	\$450,000	06/03/2025
3) 6/13 CAVE HILL RD, LILYDALE, VIC 3140	\$535,000	04/03/2025

This Statement of Information was prepared on: 07/08/2025