

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

8/6 Berwick Street, Lilydale Vic 3140

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$626,000

Property Type Unit

Suburb Lilydale

Period - From 01/04/2025

to 31/03/2026

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 Travis CI LILYDALE 3140	\$580,000	11/11/2025
2	6/19 McComb St LILYDALE 3140	\$560,000	23/10/2025
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:

20/04/2026 15:55



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Property Type: Townhouse

Agent Comments

Comparable Properties



3 Travis CI LILYDALE 3140 (VG)

Agent Comments

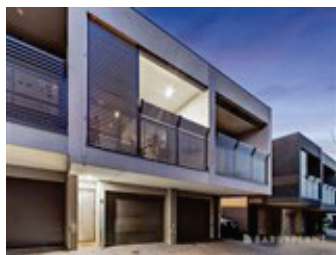
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Price: \$580,000

Method: Sale

Date: 11/11/2025

Property Type: Flat/Unit/Apartment (Res)



6/19 McComb St LILYDALE 3140 (REI/VG)

Agent Comments

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Price: \$560,000

Method: Private Sale

Date: 23/10/2025

Property Type: House

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.