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

15 Koombooloomba Court, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing			
Range betweer	\$700,000		&		\$770,000				
Median sale p	rice								
Median price	\$867,000	Pro	operty Type	Hou	se		Suburb	Lilydale	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale	
1	116 Victoria Rd LILYDALE 3140	\$730,000	08/03/2025	
2	2 Jessica Park Dr LILYDALE 3140	\$760,000	03/03/2025	
3	53 Beresford Rd LILYDALE 3140	\$730,000	29/01/2025	

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:

01/07/2025 14:33





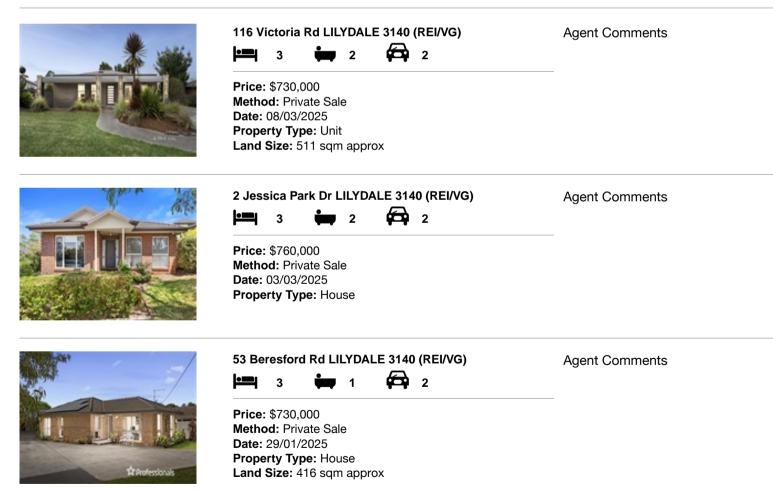
Rebecca Halit 0429 888 367 rebecca@propertypartnersre.com.au





Rooms: 4 Property Type: House Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price Year ending March 2025: \$867,000

Comparable Properties



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