

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 Koombbooloomba Court, Lilydale Vic 3140

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$867,000

Property Type

House

Suburb

Lilydale

Period - From

01/04/2024

to

31/03/2025

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	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

15 Koombooloomba Court, Lilydale Vic 3140



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3 1 1

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



116 Victoria Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$730,000
Method: Private Sale
Date: 08/03/2025
Property Type: Unit
Land Size: 511 sqm approx



2 Jessica Park Dr LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000
Method: Private Sale
Date: 03/03/2025
Property Type: House



53 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 1 2

Price: \$730,000
Method: Private Sale
Date: 29/01/2025
Property Type: House
Land Size: 416 sqm approx

Account - Property Partners in Real Estate | P: 0429888367



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