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<br>Including suburb and postcode | 20 Lilicur Road, Montmorency Vic 3094 |

## Indicative selling price

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

Range between $2,000,000 & $2,200,000

## Median sale price

Median price $1,155,000 Property Type House Suburb Montmorency

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 | 9 Woodland Gr MONTMORENCY 3094 | $2,300,000 | 02/04/2026 |
| 2 | 1 Bridge Cr MONTMORENCY 3094 | $2,250,000 | 06/02/2026 |
| 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: 16/04/2026 10:43

# 20 Lilicur Road, Montmorency Vic 3094

Scott Nugent
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4 2 2

**Property Type:** House
**Land Size:** 582 sqm approx

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
Year ending March 2026: $1,155,000

## Comparable Properties



**9 Woodland Gr MONTMORENCY 3094 (REI)**

4 2 2

**Price:** $2,300,000
**Method:** Private Sale
**Date:** 02/04/2026
**Property Type:** House
**Land Size:** 805 sqm approx

Agent Comments



**1 Bridge Cr MONTMORENCY 3094 (REI/VG)**

4 3 6

**Price:** $2,250,000
**Method:** Private Sale
**Date:** 06/02/2026
**Property Type:** House
**Land Size:** 729 sqm approx

Agent Comments

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.



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