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	4/58b Looker Road, Montmorency Vic 3094

Indicative selling price

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

Range between $740,000 & $780,000

Median sale price

Median price $761,750 Property Type Unit Suburb Montmorency

Period - From 27/08/2025 to 26/08/2026 Source Property Data

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	7/30 Alexander St MONTMORENCY 3094	$760,000	13/07/2026
2	1/9 Paton St MONTMORENCY 3094	$750,000	02/05/2026
3	1/9 Mayona Rd MONTMORENCY 3094	$780,000	26/03/2026

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: 27/08/2026 17:59

4/58b Looker Road, Montmorency Vic 3094

Courtney Fulco
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$740,000 - $780,000
Median Unit Price
27/08/2025 - 26/08/2026: $761,750

Comparable Properties



7/30 Alexander St MONTMORENCY 3094 (REI)

2 1 1

Price: $760,000
Method: Private Sale
Date: 13/07/2026
Property Type: Unit
Land Size: 348 sqm approx

Agent Comments

1/9 Paton St MONTMORENCY 3094 (REI/VG)

2 1 1

Price: $750,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit
Land Size: 211 sqm approx

Agent Comments



1/9 Mayona Rd MONTMORENCY 3094 (REI/VG)

2 1 2

Price: $780,000
Method: Private Sale
Date: 26/03/2026
Property Type: Unit
Land Size: 170 sqm approx

Agent Comments

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