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	1/58b Looker Road, Montmorency Vic 3094

Indicative selling price

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

Range between $720,000 & $780,000

Median sale price

Median price $750,000 Property Type Unit Suburb Montmorency

Period - From 01/01/2024 to 31/12/2024 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	1/43 Edwards St LOWER PLENTY 3093	$750,000	31/01/2025
2	2a Fernside Av BRIAR HILL 3088	$715,000	14/01/2025
3	35a Looker Rd MONTMORENCY 3094	$820,000	05/12/2024

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: 13/02/2025 08:27

1/58b Looker Road, Montmorency Vic 3094



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$720,000 - $780,000
Median Unit Price
Year ending December 2024: $750,000

Comparable Properties



1/43 Edwards St LOWER PLENTY 3093 (REI)

2 1 1

Price: $750,000
Method: Private Sale
Date: 31/01/2025
Rooms: 4
Property Type: Unit
Land Size: 208 sqm approx

Agent Comments



2a Fernside Av BRIAR HILL 3088 (VG)

2 - -

Price: $715,000
Method: Sale
Date: 14/01/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



35a Looker Rd MONTMORENCY 3094 (REI/VG)

2 1 3

Price: $820,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 460 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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