

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

5/58b 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

\$795,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2025

to

30/06/2025

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	31 Tower Dr BRIAR HILL 3088	\$775,000	29/05/2025
2	1/10 Kett St LOWER PLENTY 3093	\$735,000	24/05/2025
3	3/75 Airlie Rd MONTMORENCY 3094	\$735,000	29/03/2025

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:

08/07/2025 14:35

5/58b Looker Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisraig.com.au



2 1 1

Property Type: Unit
Land Size: 72 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
June quarter 2025: \$795,000

Comparable Properties



31 Tower Dr BRIAR HILL 3088 (REI)

Agent Comments

2 1 1

Price: \$775,000
Method: Private Sale
Date: 29/05/2025
Property Type: Unit



1/10 Kett St LOWER PLENTY 3093 (REI)

Agent Comments

2 1 2

Price: \$735,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit



3/75 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$735,000
Method: Private Sale
Date: 29/03/2025
Property Type: Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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