

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

Single price

\$775,000

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	3/31 Williams Rd BRIAR HILL 3088	\$765,000	24/07/2025
2	1/58b Looker Rd MONTMORENCY 3094	\$785,000	19/02/2025
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:

13/08/2025 12:23

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Indicative Selling Price
\$775,000

Median Unit Price
June quarter 2025: \$795,000



2 1 1

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

Comparable Properties



3/31 Williams Rd BRIAR HILL 3088 (REI)

Agent Comments

2 1 1

Price: \$765,000
Method: Private Sale
Date: 24/07/2025
Property Type: Unit
Land Size: 274 sqm approx



1/58b Looker Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$785,000
Method: Private Sale
Date: 19/02/2025
Property Type: Unit

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.