

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 67 Looker Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Montmorency

Period - From 11/03/2025 to 10/03/2026 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	22 Nokes Ct MONTMORENCY 3094	\$1,835,000	07/12/2025
2	11a Guymer Ct MONTMORENCY 3094	\$1,562,000	26/09/2025
3	2 Ryrie Ct MONTMORENCY 3094	\$1,800,000	13/09/2025

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: 11/03/2026 12:00

Courtney Fulco
03 9431 1222
0420 458 039

courtneyfulco@jelliscraig.com.au

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

11/03/2025 - 10/03/2026: \$1,180,000



2 1 2

Rooms: 5

Property Type: House

Land Size: 1059 sqm approx

Agent Comments

Comparable Properties

22 Nokes Ct MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,835,000

Method: Private Sale

Date: 07/12/2025

Rooms: 8

Property Type: House (Res)

Land Size: 1216 sqm approx



11a Guymer Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,562,000

Method: Private Sale

Date: 26/09/2025

Property Type: House

Land Size: 553 sqm approx



2 Rylie Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 4

Price: \$1,800,000

Method: Private Sale

Date: 13/09/2025

Property Type: House

Land Size: 774 sqm approx

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