

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

22 Lilicur Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Montmorency

Period - From 01/01/2025

to 31/12/2025

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	22 Nokes Ct MONTMORENCY 3094	\$1,835,000	07/12/2025
2	15 Diamond St ELTHAM 3095	\$1,730,000	17/10/2025
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:

06/03/2026 08:01



4 2 2

Property Type: House
Land Size: 1559 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
Year ending December 2025: \$1,150,000

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



15 Diamond St ELTHAM 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,730,000
Method: Private Sale
Date: 17/10/2025
Rooms: 9
Property Type: House (Res)
Land Size: 1428 sqm approx



2 Ryrie 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