

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 LOOKER ROAD, MONTMORENCY, VIC 3094

Indicative selling price

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

Single price

or range between

\$1,320,000

&

\$1,420,000

Median sale price

Median price

\$1,180,000

Property Type

Townhouse

Suburb

MONTMORENCY

Period - From

01 Jul 2025

to

30 Jun 2026

Source

Cotality

Comparable property sales

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
99 SHERBOURNE ROAD MONTMORENCY VIC 3094	\$1,285,000	06-Aug-25
91 RATTRAY ROAD MONTMORENCY VIC 3094	\$1,400,000	17-Nov-25
4 MCFARLANE STREET MONTMORENCY VIC 3094	\$1,345,000	07-Apr-26

This Statement of Information was prepared on:

21/07/2026