

# 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

12 Napier Crescent, Montmorency VIC 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,173,000

Property Type

House

Suburb

Montmorency

Period - From

28/07/2024

to

27/01/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
12 KYLIE PLACE, MONTMORENCY	\$1,150,000	03/11/2024
9 KYLIE PLACE, MONTMORENCY	\$1,085,000	12/10/2024
65 CRESSY STREET, MONTMORENCY	\$1,115,000	06/10/2024

This Statement of Information was prepared on:

28/01/2025