

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

78 Napoleon Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

\$1,204,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2022

to

31/03/2023

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.

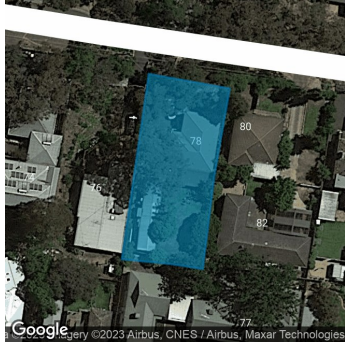
	Address of comparable property	Price	Date of sale
1	105 Napoleon St ELTHAM 3095	\$1,015,000	05/03/2023
2	126 Brougham St ELTHAM 3095	\$991,000	25/03/2023
3	16 Lamorna Ct ELTHAM 3095	\$990,000	25/03/2023

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:

10/07/2023 14:23



3 1 2

Property Type: House
Land Size: 769 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000
Median House Price
Year ending March 2023: \$1,204,000

Comparable Properties



105 Napoleon St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,015,000
Method: Sold Before Auction
Date: 05/03/2023
Property Type: House (Res)
Land Size: 472 sqm approx



126 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 1

Price: \$991,000
Method: Private Sale
Date: 25/03/2023
Property Type: House
Land Size: 865 sqm approx



16 Lamorna Ct ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 850 sqm approx

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