

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

125 Napoleon Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,295,000

Property Type

House

Suburb

Eltham

Period - From

01/07/2023

to

30/09/2023

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	14 Helene St ELTHAM 3095	\$1,100,000	16/10/2023
2	14 Withers Way ELTHAM 3095	\$1,070,000	10/06/2023
3	11 Porter St ELTHAM 3095	\$1,046,500	04/11/2023

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:

16/11/2023 11:45



Property Type:
Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

September quarter 2023: \$1,295,000

Comparable Properties



14 Helene St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 16/10/2023
Property Type: House (Res)
Land Size: 1034 sqm approx



14 Withers Way ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 10/06/2023
Property Type: House
Land Size: 1026 sqm approx



11 Porter St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,046,500
Method: Auction Sale
Date: 04/11/2023
Property Type: House (Res)
Land Size: 875 sqm approx

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