

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

49 Napier Crescent, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,216,000

Property Type

House

Suburb

Eltham

Period - From

15/04/2024

to

14/04/2025

Source

Property Data

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	68 Reichelt Av MONTMORENCY 3094	\$1,100,000	11/02/2025
2	18 Grand Blvd MONTMORENCY 3094	\$1,140,000	25/01/2025
3	1 Mcfarlane St MONTMORENCY 3094	\$1,100,000	01/12/2024

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:

15/04/2025 11:25



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
15/04/2024 - 14/04/2025: \$1,216,000

Comparable Properties



68 Reichelt Av MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 710 sqm approx



18 Grand Blvd MONTMORENCY 3094 (REI/VG)

Agent Comments
It was a single level home.



Price: \$1,140,000
Method: Private Sale
Date: 25/01/2025
Property Type: House
Land Size: 698 sqm approx



1 Mcfarlane St MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Sold After Auction
Date: 01/12/2024
Property Type: House (Res)
Land Size: 432 sqm approx