

# 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

55 Napier Crescent, Montmorency VIC 3094

### Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,137,500

Property Type

House

Suburb

Montmorency

Period - From

29/11/2024

to

28/05/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
42 Belmont Crescent Montmorency	\$1,223,501	30/03/2025
17 Tahlee Place Montmorency	\$1,220,000	19/05/2025
59 Sackville Street Montmorency	\$1,230,000	18/02/2025

This Statement of Information was prepared on:

30/05/2025