

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

\$1,795,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2024

to

30/06/2024

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	12 Rockliffe St ELTHAM 3095	\$1,730,000	08/07/2024
2	10 Valley Park Gr ELTHAM 3095	\$1,850,000	04/06/2024
3	138 Brougham St ELTHAM 3095	\$1,745,000	20/05/2024

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:

24/09/2024 17:13

78 Napoleon Street, Eltham Vic 3095

**Jellis
Craig**

Benjamin Donagain

03 9431 1222

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benjamindonagain@jellisrcraig.com.au

Indicative Selling Price

\$1,795,000

Median House Price

June quarter 2024: \$1,300,000



4 2 2

Property Type: House

Land Size: 769 sqm approx

Agent Comments

Comparable Properties



12 Rockliffe St ELTHAM 3095 (REI)

Agent Comments

5 2 2

Price: \$1,730,000

Method: Private Sale

Date: 08/07/2024

Property Type: House (Res)

Land Size: 904 sqm approx



10 Valley Park Gr ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,850,000

Method: Private Sale

Date: 04/06/2024

Property Type: House (Res)

Land Size: 7039 sqm approx



138 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,745,000

Method: Private Sale

Date: 20/05/2024

Property Type: House

Land Size: 788 sqm approx

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



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