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	32 Napier Crescent, Montmorency Vic 3094

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,195,000 Property Type House Suburb Montmorency

Period - From 01/04/2026 to 30/06/2026 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	152 Bolton St ELTHAM 3095	$1,015,000	07/08/2026
2	28 Brougham St ELTHAM 3095	$1,020,000	27/04/2026
3	5 Souter St ELTHAM 3095	$995,000	13/03/2026

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: 11/09/2026 11:08

32 Napier Crescent, Montmorency Vic 3094

JellisCraig

Matt Dougan
03 9431 1222
0416 065 115
mattdougan@jelliscraig.com.au



3 2 4

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
June quarter 2026: $1,195,000

Comparable Properties



152 Bolton St ELTHAM 3095 (REI)

3 2 3

Price: $1,015,000
Method: Private Sale
Date: 07/08/2026
Property Type: House
Land Size: 606 sqm approx

Agent Comments



28 Brougham St ELTHAM 3095 (REI/VG)

3 2 6

Price: $1,020,000
Method: Private Sale
Date: 27/04/2026
Rooms: 5
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



5 Souter St ELTHAM 3095 (REI/VG)

3 2 1

Price: $995,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 650 sqm approx

Agent Comments

REIV THE DIFFERENCE

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