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

Benjamin Donagain
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4 2 2

Property Type: House
Land Size: 769 sqm approx

Agent Comments

Indicative Selling Price
$1,795,000
Median House Price
June quarter 2024: $1,300,000

Comparable Properties



12 Rockliffe St ELTHAM 3095 (REI)

5 2 2

Price: $1,730,000
Method: Private Sale
Date: 08/07/2024
Property Type: House (Res)
Land Size: 904 sqm approx

Agent Comments



10 Valley Park Gr ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,850,000
Method: Private Sale
Date: 04/06/2024
Property Type: House (Res)
Land Size: 7039 sqm approx

Agent Comments



138 Brougham St ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,745,000
Method: Private Sale
Date: 20/05/2024
Property Type: House
Land Size: 788 sqm approx

Agent Comments

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