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)

3 2 2

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

Agent Comments



18 Grand Blvd MONTMORENCY 3094 (REI/VG)

3 2 2

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

Agent Comments

It was a single level home.



1 Mcfarlane St MONTMORENCY 3094 (REI/VG)

3 2 3

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

Agent Comments

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

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