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

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