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	123 Napoleon Street, 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 $1,195,000 Property Type House Suburb Eltham

Period - From 01/07/2025 to 30/09/2025 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	52 Luck St ELTHAM 3095	$1,040,000	26/08/2025
2	39 Cressy St MONTMORENCY 3094	$1,100,000	06/05/2025
3	1 Godalmin St ELTHAM 3095	$1,100,000	05/05/2025

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: 23/10/2025 09:34

123 Napoleon Street, Eltham Vic 3095

JellisCraig

Ian Mason
(03) 9718 2222
0418 597 176
ianmason@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2025: $1,195,000

Comparable Properties



52 Luck St ELTHAM 3095 (REI)

3 | 1 | 3

Price: $1,040,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



39 Cressy St MONTMORENCY 3094 (VG)

3 | - | -

Price: $1,100,000
Method: Sale
Date: 06/05/2025
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments

1 Godalmin St ELTHAM 3095 (VG)

3 | - | -

Price: $1,100,000
Method: Sale
Date: 05/05/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 1011 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata.com.au

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