

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 \$1,000,000

&

\$1,100,000

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	35 Napier Cr MONTMORENCY 3094	\$1,125,000	17/06/2026
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:

27/08/2026 13:35

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2026: \$1,195,000



 3  2  4

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



35 Napier Cr MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,125,000

Method: Private Sale

Date: 17/06/2026

Property Type: House

Land Size: 882 sqm approx



28 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

 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



5 Souter St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  1

Price: \$995,000

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 650 sqm approx

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