

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

35 Napier Crescent, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,070,000

&

\$1,150,000

Median sale price

Median price \$1,155,000

Property Type House

Suburb Montmorency

Period - From 01/01/2026

to

31/03/2026

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	25 Alban St MONTMORENCY 3094	\$1,180,000	19/05/2026
2	198 Main Rd LOWER PLENTY 3093	\$1,160,000	15/05/2026
3	28 Brougham St ELTHAM 3095	\$1,020,000	27/04/2026

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:

05/06/2026 14:47

Matt Dougan
03 9431 1222
0416 065 115
mattdougan@jellisrcraig.com.au



3 2 2

Property Type: House
Land Size: 882 sqm approx
Agent Comments

Indicative Selling Price
\$1,070,000 - \$1,150,000

Median House Price
March quarter 2026: \$1,155,000

Comparable Properties



25 Alban St MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$1,180,000
Method: Private Sale
Date: 19/05/2026
Property Type: House
Land Size: 903 sqm approx



198 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

3 1 2

Price: \$1,160,000
Method: Private Sale
Date: 15/05/2026
Property Type: House
Land Size: 991 sqm approx



28 Brougham St ELTHAM 3095 (REI)

Agent Comments

3 2 6

Price: \$1,020,000
Method: Private Sale
Date: 27/04/2026
Rooms: 5
Property Type: House (Res)

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