

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

496 Lloyds Lane, Napoleons Vic 3352

Indicative selling price

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

Range between \$940,000

&

\$990,000

Median sale price

Median price \$705,000

Property Type House

Suburb Napoleons

Period - From 11/05/2025

to

10/05/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	36 Lloyds La NAPOLEONS 3352	\$875,000	03/10/2025
2	4800 Colac Ballarat Rd NAPOLEONS 3352	\$915,000	29/08/2025
3	252 Sand Rd DURHAM LEAD 3352	\$930,000	06/06/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

11/05/2026 11:02

 3
  2
  2

Rooms: 2
Property Type: House
Land Size: 80000 sqm approx
 Agent Comments

Indicative Selling Price
 \$940,000 - \$990,000
Median House Price
 11/05/2025 - 10/05/2026: \$705,000

Comparable Properties



36 Lloyds La NAPOLEONS 3352 (REI/VG)

Agent Comments

 3
  2
  4

Price: \$875,000
Method: Private Sale
Date: 03/10/2025
Property Type: House
Land Size: 38700 sqm approx



4800 Colac Ballarat Rd NAPOLEONS 3352 (REI/VG)

Agent Comments

 4
  2
  8

Price: \$915,000
Method: Private Sale
Date: 29/08/2025
Property Type: House
Land Size: 12140.58 sqm approx



252 Sand Rd DURHAM LEAD 3352 (VG)

Agent Comments

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  -

Price: \$930,000
Method: Sale
Date: 06/06/2025
Property Type: Mixed Farming (Rur)
Land Size: 410000 sqm approx

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