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 and postcode	21 Cooba Drive, Epsom, Vic 3551

Indicative selling price

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

range between $580,000 & $610,000

Median sale price

Median price	$640,000	Property type	*House*	Suburb	Epsom

Period - From	01/03/2025	to	28/02/2026	Source	PropTrack

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 eighteen 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 Lyons Street, White Hills, VIC 3550	$601,000	30/01/2026
1A Manna Gum Drive, Epsom, VIC 3551	$610,000	28/07/2025
38 Elandra Drive, Ascot, VIC 3364	$581,000	03/06/2025

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 eighteen months.~~

This Statement of Information was prepared on: 20/03/2026