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	17 Glendale Avenue, Epping Vic 3076

Indicative selling price

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

Range between $710,000 & $760,000

Median sale price

Median price $775,000 Property Type House Suburb Epping

Period - From 01/10/2025 to 31/12/2025 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	30 Savannah Cr EPPING 3076	$751,500	23/03/2026
2	8 Karri Gr EPPING 3076	$710,000	13/03/2026
3	23 Savannah Cr EPPING 3076	$715,000	31/01/2026

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: 25/03/2026 14:43

17 Glendale Avenue, Epping Vic 3076

JellisCraig

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$710,000 - $760,000
Median House Price
December quarter 2025: $775,000

Comparable Properties



30 Savannah Cr EPPING 3076 (REI)

4 2 4

Price: $751,500
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments



8 Karri Gr EPPING 3076 (REI)

4 2 2

Price: $710,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



23 Savannah Cr EPPING 3076 (REI)

4 2 1

Price: $715,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 574 sqm approx

Agent Comments

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