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	9 COULSTOCK STREET EPPING VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$545,000	&	$599,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$527,000	Property type	Unit	Suburb	Epping
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
1/71 GRAND PARADE EPPING VIC 3076	$600,000	06-Jun-26
1/124 MCDONALDS ROAD EPPING VIC 3076	$600,000	25-Feb-26
1/46 WEDGE STREET EPPING VIC 3076	$595,000	17-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 05 August 2026

Harcourts Rata & Co.

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1/71 GRAND PARADE EPPING VIC 3076

3 1 2

Sold Price **$600,000** Sold Date **06-Jun-26**

Distance **0.71km**



1/124 MCDONALDS ROAD EPPING VIC 3076

3 1 1

Sold Price Sold Date **25-Feb-26**

Distance **1.95km**



1/46 WEDGE STREET EPPING VIC 3076

2 1 1

Sold Price **$595,000** Sold Date **17-Apr-26**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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