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	40 MAREBORNE 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	$645,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$527,000	Property type	Unit	Suburb	Epping
Period-from	01 Jul 2025	to	30 Jun 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
72 HAYSTON BOULEVARD EPPING VIC 3076	$620,000	23-May-26
1/16 YOUNG STREET EPPING VIC 3076	$599,000	05-May-26
77 LYNDARUM DRIVE EPPING VIC 3076	$600,000	12-Jun-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: 13 July 2026

Harcourts Rata & Co.

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72 HAYSTON BOULEVARD EPPING VIC 3076

3 2 2

Sold Price **$620,000** Sold Date **23-May-26**

Distance **0.24km**



1/16 YOUNG STREET EPPING VIC 3076

3 2 1

Sold Price **$599,000** Sold Date **05-May-26**

Distance **1.95km**



77 LYNDARUM DRIVE EPPING VIC 3076

3 1 2

Sold Price RS **$600,000** Sold Date **12-Jun-26**

Distance **1.62km**

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

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