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	5 ANTILL RISE 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	$799,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,000	Property type	House	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
5 WOODCUTTERS GROVE EPPING VIC 3076	$767,000	26-May-26
20 AMARATH CIRCUIT EPPING VIC 3076	$758,000	21-May-26
10 REDDING RISE EPPING VIC 3076	$800,000	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: 03 July 2026

Harcourts Rata & Co.

Leon El-Assaad
M 0423588621
E leon.elassaad@rataandco.com.au



5 WOODCUTTERS GROVE EPPING VIC 3076 Sold Price **$767,000** Sold Date **26-May-26**

4 2 2 Distance **1.49km**



20 AMARATH CIRCUIT EPPING VIC 3076 Sold Price **$758,000** Sold Date **21-May-26**

4 2 2 Distance **0.84km**



10 REDDING RISE EPPING VIC 3076 Sold Price **$800,000** Sold Date **17-Apr-26**

4 2 2 Distance **0.3km**

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

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