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	25 DAYLESFORD 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	$950,000	&	$1,034,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	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
9 HAYSTON BOULEVARD EPPING VIC 3076	$970,000	25-Jun-26
19 TIMBLE CLOSE WOLLERT VIC 3750	$975,000	10-Jul-26
14 NUMURKAH COMMON EPPING VIC 3076	$1,100,000	02-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: 24 August 2026

Harcourts Rata & Co.

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9 HAYSTON BOULEVARD EPPING VIC 3076

4 2 2

Sold Price RS $970,000 Sold Date 25-Jun-26

Distance 0.43km



19 TIMBLE CLOSE WOLLERT VIC 3750

4 3 2

Sold Price RS $975,000 UN Sold Date 10-Jul-26

Distance 1.51km



14 NUMURKAH COMMON EPPING VIC 3076

5 2 2

Sold Price RS $1,100,000 UN Sold Date 02-Jun-26

Distance 0.17km

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

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