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	10 EGERTON GROVE 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	$795,000	&	$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$681,500	Property type	House	Suburb	Epping
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 AVON PLACE EPPING VIC 3076	$828,000	24-Apr-25
6 ZURZOLO TERRACE EPPING VIC 3076	$865,000	26-Apr-25
5 GLENCOE COURT EPPING VIC 3076	$800,000	02-Apr-25

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.~~

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5 AVON PLACE EPPING VIC 3076

4 2 2

Sold Price RS $828,000 Sold Date 24-Apr-25

Distance 1.8km



6 ZURZOLO TERRACE EPPING VIC 3076

3 2 2

Sold Price RS $865,000 Sold Date 26-Apr-25

Distance 1.17km



5 GLENCOE COURT EPPING VIC 3076

3 2 2

Sold Price RS $800,000 Sold Date 02-Apr-25

Distance 1.51km

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

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