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<br>Including suburb and postcode | 118 Duffy Street, Epping Vic 3076 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $870,000 & $950,000

## Median sale price

Median price $750,000 Property Type House Suburb Epping

Period - From 01/04/2025 to 30/06/2025 Source REIV

## 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 six 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 | 26 Echuca Way EPPING 3076 | $950,000 | 13/07/2025 |
| 2 | 4 Exton Cl EPPING 3076 | $860,000 | 12/07/2025 |
| 3 | 16 Eskay Rd EPPING 3076 | $945,000 | 14/06/2025 |

**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 six months.~~

This Statement of Information was prepared on: 23/08/2025 12:03

# 118 Duffy Street, Epping Vic 3076

Colin Abbas
03 9403 9300
0414 659 635
colinabbas@jelliscraig.com.au




7 3 2

**Property Type:** House
**Land Size:** 536 sqm approx

Agent Comments

**Indicative Selling Price**
$870,000 - $950,000
**Median House Price**
June quarter 2025: $750,000

## Comparable Properties



**26 Echuca Way EPPING 3076 (REI)**

4 2 2

**Price:** $950,000
**Method:** Sold Before Auction
**Date:** 13/07/2025
**Property Type:** House (Res)
**Land Size:** 520 sqm approx

Agent Comments



**4 Exton Cl EPPING 3076 (REI)**

4 2 4

**Price:** $860,000
**Method:** Auction Sale
**Date:** 12/07/2025
**Property Type:** House (Res)
**Land Size:** 559 sqm approx

Agent Comments

**16 Eskay Rd EPPING 3076 (REI/VG)**

5 2 4

**Price:** $945,000
**Method:** Auction Sale
**Date:** 14/06/2025
**Property Type:** House (Res)
**Land Size:** 535 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9070 5095

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.