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 Glover Street, Epping Vic 3076

Indicative selling price

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

Range between $650,000 & $695,000

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	17 Loukas Dr WOLLERT 3750	$655,000	23/08/2025
2	5 Ewing Av WOLLERT 3750	$664,000	09/08/2025
3	8 The Horizon EPPING 3076	$690,000	23/08/2025

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: 16/09/2025 16:31

10 Glover Street, Epping Vic 3076

JellisCraig

Laura Mancin
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3 2 2

Property Type: House (Res)
Land Size: 339 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median House Price
June quarter 2025: $750,000

Comparable Properties



17 Loukas Dr WOLLERT 3750 (REI)

3 2 2

Price: $655,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 320 sqm approx

Agent Comments



5 Ewing Av WOLLERT 3750 (REI)

3 2 1

Price: $664,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)

Agent Comments



8 The Horizon EPPING 3076 (REI)

3 2 2

Price: $690,000
Method: Private Sale
Date: 23/08/2025
Property Type: House

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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