Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 ROTHSCHILD CLOSE EPSOM VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$625,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,500	Property type	House	Suburb	Epsom
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1A MANNA GUM DRIVE EPSOM VIC 3551	$610,000	28-Jul-25
4 BLACK WATTLE AVENUE EPSOM VIC 3551	$625,000	29-Jun-25
15 COOBA DRIVE EPSOM VIC 3551	$630,000	09-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 September 2025

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1A MANNA GUM DRIVE EPSOM VIC 3551 Sold Price **$610,000** Sold Date **28-Jul-25**

3 2 2 Distance **0.62km**



4 BLACK WATTLE AVENUE EPSOM VIC 3551 Sold Price **$625,000** Sold Date **29-Jun-25**

3 2 2 Distance **0.72km**



15 COOBA DRIVE EPSOM VIC 3551 Sold Price **$630,000** Sold Date **09-May-25**

3 2 2 Distance **0.8km**

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

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