

# 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 or locality and postcode

371 Midland Highway, Epsom, VIC 3551
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Between

\$775,000 - \$795,000
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### Median sale price

Median price	\$590,000	Property type	House	Suburb	Epsom
Period - From	October 2023	to	September 2024	Source	Realestate.com.au

### Comparable property sales

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: 08/01/2025