

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

2/53 Coulstock Street, Epping Vic 3076

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Epping

Period - From

01/10/2024

to

31/12/2024

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	1/20 Howard St EPPING 3076	\$438,000	30/01/2025
2	10 Coulstock St EPPING 3076	\$525,000	31/10/2024
3	5/38 Coulstock St EPPING 3076	\$500,000	05/10/2024

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:

12/03/2025 11:08



 2  2  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
December quarter 2024: \$485,000

Comparable Properties



1/20 Howard St EPPING 3076 (REI/VG)

Agent Comments

 2  1  1

Price: \$438,000
Method: Auction Sale
Date: 30/01/2025
Property Type: Unit
Land Size: 136 sqm approx



10 Coulstock St EPPING 3076 (REI/VG)

Agent Comments

 2  1  2

Price: \$525,000
Method: Auction Sale
Date: 31/10/2024
Property Type: House (Res)
Land Size: 203 sqm approx



5/38 Coulstock St EPPING 3076 (REI/VG)

Agent Comments

 2  1  1

Price: \$500,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit
Land Size: 221 sqm approx