

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

1/60 RUFUS STREET EPPING VIC 3076

Indicative selling price

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

Single Price

\$639,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Epping

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

111 DUFFY STREET EPPING VIC 3076	\$632,500	26-Apr-25
4 HELIOS WALK EPPING VIC 3076	\$657,000	14-Jun-25
65 LYNDARUM DRIVE EPPING VIC 3076	\$624,000	24-May-25

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 6 months.~~

This Statement of Information was prepared on: 03 July 2025



111 DUFFY STREET EPPING VIC 3076

3 1 1

Sold Price

RS

\$632,500

Sold Date

26-Apr-25

Distance

0.78km



4 HELIOS WALK EPPING VIC 3076

3 2 2

Sold Price

RS

\$657,000

Sold Date

14-Jun-25

Distance

1.4km



65 LYNDARUM DRIVE EPPING VIC 3076

3 1 2

Sold Price

RS

\$624,000

Sold Date

24-May-25

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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