

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 PITCHSTONE CIRCUIT 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

or range
between

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,833

Property type

Land

Suburb

Epping

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

20 PITCHSTONE CIRCUIT EPPING VIC 3076	\$735,000	05-Oct-25
16 TRINITY WAY SOUTH MORANG VIC 3752	\$757,000	23-Aug-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.

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20 PITCHSTONE CIRCUIT EPPING Sold Price **\$735,000** Sold Date **05-Oct-25**
VIC 3076
Distance **0.05km**

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16 TRINITY WAY SOUTH MORANG Sold Price **\$757,000** Sold Date **23-Aug-25**
VIC 3752 Distance **1.89km**

 4  2  2

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

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