

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

107/78 EPPING ROAD 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Epping

Period-from

01 Aug 2025

to

31 Jul 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

1/76 EPPING ROAD EPPING VIC 3076	\$440,000	07-Oct-25
9/108 MASERATI DRIVE EPPING VIC 3076	\$465,000	24-Feb-25
2/30 YOUNG STREET EPPING VIC 3076	\$450,000	27-Mar-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: 04 August 2026



1/76 EPPING ROAD EPPING VIC 3076

2 2 1

Sold Price

\$440,000

Sold Date **07-Oct-25**

Distance **0.05km**



9/108 MASERATI DRIVE EPPING VIC 3076

2 1 1

Sold Price

\$465,000

Sold Date **24-Feb-25**

Distance **0.45km**



2/30 YOUNG STREET EPPING VIC 3076

2 1 1

Sold Price

\$450,000

Sold Date **27-Mar-25**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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