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	10A CABOT DRIVE 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	$460,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,750	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
348 FINDON ROAD EPPING VIC 3076	$520,000	08-Apr-25
1/47 WEDGE STREET EPPING VIC 3076	$498,000	08-Apr-25
2/112 HOUSTON STREET EPPING VIC 3076	$480,000	22-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: 15 July 2025

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348 FINDON ROAD EPPING VIC 3076

2 1 1

Sold Price **$520,000** Sold Date **08-Apr-25**

Distance **1.38km**



1/47 WEDGE STREET EPPING VIC 3076

2 1 1

Sold Price **$498,000** Sold Date **08-Apr-25**

Distance **1.51km**



2/112 HOUSTON STREET EPPING VIC 3076

2 1 2

Sold Price **$480,000** Sold Date **22-Mar-25**

Distance **1.85km**

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

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