

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

13 Dampier Court, Epping Vic 3076

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$757,000

Property Type House

Suburb Epping

Period - From 01/07/2025

to

30/09/2025

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	5 Lichen Way EPPING 3076	\$882,500	22/11/2025
2	1 Charteris Gr EPPING 3076	\$937,000	27/10/2025
3	16 Eskay Rd EPPING 3076	\$945,000	14/06/2025

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:

25/11/2025 11:36



 5  3  1

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

September quarter 2025: \$757,000

Comparable Properties



5 Lichen Way EPPING 3076 (REI)

Agent Comments

 4  2  6

Price: \$882,500

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 610 sqm approx



1 Charteris Gr EPPING 3076 (REI)

Agent Comments

 4  2  2

Price: \$937,000

Method: Private Sale

Date: 27/10/2025

Property Type: House (Res)

Land Size: 544 sqm approx

16 Eskay Rd EPPING 3076 (REI/VG)

Agent Comments

 5  2  4

Price: \$945,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 535 sqm approx

Account - VICPROP | P: 03 8888 1011