

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 STARLIGHT GARDENS 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,250

Property type

House

Suburb

Epping

Period-from

01 Sep 2025

to

31 Aug 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

17 SUNDIAL PARADE EPPING VIC 3076	\$820,000	08-Sep-26
21 HIDCOTE TERRACE WOLLERT VIC 3750	\$771,000	15-Aug-26
10 REDDING RISE EPPING VIC 3076	\$800,000	17-Apr-26

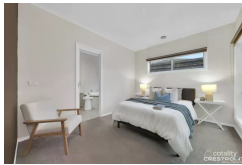
OR

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: 23 September 2026



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17 SUNDIAL PARADE EPPING VIC 3076

Sold Price

^{RS} **\$820,000** Sold Date **08-Sep-26**

4 2 2

Distance **0.09km**



21 HIDCOTE TERRACE WOLLERT VIC 3750

Sold Price

^{RS} **\$771,000** Sold Date **15-Aug-26**

4 2 2

Distance **1.32km**



10 REDDING RISE EPPING VIC 3076

Sold Price

\$800,000 Sold Date **17-Apr-26**

4 2 2

Distance **1km**

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

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