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	2 Ferraro Close, Epping VIC 3076

Indicative selling price

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

Range between $670,000 & $737,000

Median sale price

Median price $705,500 Property Type House Suburb Epping

Period - From 10/06/2025 to 09/12/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
359 Findon Road Epping	$700,000	16/08/2025
61 Pindari Avenue Epping	$720,000	06/12/2025
10 Pentland Drive Epping	$696,000	19/07/2025

This Statement of Information was prepared on: 10/12/2025