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	20 Edith Street, Epping, VIC 3076

Indicative selling price

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

Single Price	$549,000

Median sale price

Median price	$480,750	Property Type	Townhouse	Suburb	Epping (3076)
Period - From	01/04/2024	to	30/09/2025	Source	Cotality

Comparable property sales

A This is one property 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
30 MAHON ROAD, EPPING VIC 3076	$531,000	12/07/2025

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: 27/10/2025

MERRI-BEK REAL ESTATE