

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

200 STATION STREET EPSOM VIC 3551

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

\$740,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,500

Property type

House

Suburb

Epsom

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

214 STATION STREET EPSOM VIC 3551	\$750,000	28-Aug-25
94 WARATAH ROAD HUNTLY VIC 3551	\$752,500	12-Feb-25
42 WATERVIEW DRIVE WHITE HILLS VIC 3550	\$750,000	26-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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214 STATION STREET EPSOM VIC 3551

Sold Price

\$750,000

Sold Date

28-Aug-25

 4  2  2

Distance

0.16km



94 WARATAH ROAD HUNTLY VIC 3551

Sold Price

\$752,500

Sold Date

12-Feb-25

 4  2  3

Distance

4.18km



42 WATERVIEW DRIVE WHITE HILLS VIC 3550

Sold Price

\$750,000

Sold Date

26-May-25

 4  2  2

Distance

4.72km

RS = Recent sale

UN = Undisclosed Sale

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