

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

3 CAMPBELL STREET 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,625

Property type

House

Suburb

Epping

Period-from

01 Aug 2024

to

31 Jul 2025

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

3/40 GLENDALE AVENUE EPPING VIC 3076	\$609,000	03-May-25
1/460 STATION STREET LALOR VIC 3075	\$617,500	11-Aug-25
2/80 ROMANO AVENUE MILL PARK VIC 3082	\$608,000	08-Aug-25

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 August 2025

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3/40 GLENDALE AVENUE EPPING VIC 3076

2 1 1

Sold Price

\$609,000

Sold Date **03-May-25**

Distance **2km**



1/460 STATION STREET LALOR VIC 3075

2 1 1

Sold Price

^{RS} **\$617,500** ^{UN}

Sold Date **11-Aug-25**

Distance **1.86km**



2/80 ROMANO AVENUE MILL PARK VIC 3082

2 1 1

Sold Price

^{RS} **\$608,000**

Sold Date **08-Aug-25**

Distance **1.92km**

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

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