

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

30 MAHON ROAD 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,500

Property type

House

Suburb

Epping

Period-from

9 NOV 2024

to

9 MAY 2025

Source

Corelogic

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

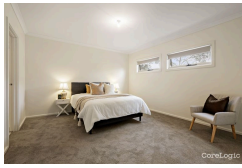
Date of sale

6/4 RYRIE GROVE WOLLERT VIC 3750	\$492,000	19-Mar-25
17 TOOTEN ROAD WOLLERT VIC 3750	\$496,000	17-Feb-25
3 CHINO CLOSE WOLLERT VIC 3750	\$497,000	28-Feb-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: 09 May 2025



6/4 RYRIE GROVE WOLLERT VIC 3750

3 1 1

Sold Price

\$492,000

Sold Date

19-Mar-25

Distance

1.71km



17 TOOTEN ROAD WOLLERT VIC 3750

3 2 1

Sold Price

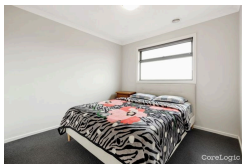
\$496,000

Sold Date

17-Feb-25

Distance

1.81km



3 CHINO CLOSE WOLLERT VIC 3750

3 2 1

Sold Price

^{RS} **\$497,000**

Sold Date

28-Feb-25

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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