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	35 PEPPERCORN PARADE 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	$720,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,000	Property type	House	Suburb	Epping
Period-from	01 Jun 2025	to	31 May 2026	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
44 CARBON CRESCENT MILL PARK VIC 3082	$740,000	11-May-26
63 PINDARI AVENUE MILL PARK VIC 3082	$737,000	19-Jan-26
50 NORTHUMBERLAND DRIVE EPPING VIC 3076	$725,000	18-Apr-26

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: 10 June 2026

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44 CARBON CRESCENT MILL PARK VIC 3082

4 2 2

Sold Price RS **$740,000** Sold Date **11-May-26**

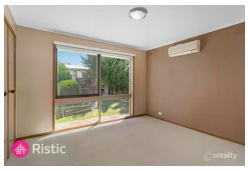
Distance **1.36km**

63 PINDARI AVENUE MILL PARK VIC 3082

3 1 2

Sold Price **$737,000** Sold Date **19-Jan-26**

Distance **1.16km**



50 NORTHUMBERLAND DRIVE EPPING VIC 3076

3 1 2

Sold Price RS **$725,000** Sold Date **18-Apr-26**

Distance **1.16km**

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

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