

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

37 GENESIS DRIVE 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Epping

Period-from

01 Sep 2025

to

31 Aug 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

24 MACKENZIE DRIVE WOLLERT VIC 3750	\$540,000	03-Aug-26
14 BENDOC STREET WOLLERT VIC 3750	\$560,000	25-May-26
6 YALMY AVENUE WOLLERT VIC 3750	\$590,000	11-Jul-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.~~

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24 MACKENZIE DRIVE WOLLERT VIC 3750

3 2 1

Sold Price

^{RS} **\$540,000** Sold Date **03-Aug-26**

Distance **1.75km**



14 BENDOC STREET WOLLERT VIC 3750

3 2 1

Sold Price

\$560,000 Sold Date **25-May-26**

Distance **1.82km**



6 YALMY AVENUE WOLLERT VIC 3750

3 2 1

Sold Price

^{RS} **\$590,000** Sold Date **11-Jul-26**

Distance **1.97km**

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

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