

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

4/51 WEDGE 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Epping

Period-from

01 Dec 2024

to

30 Nov 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

3/47 MCDONALDS ROAD EPPING VIC 3076	\$447,000	01-Jul-25
2C BURTON STREET LALOR VIC 3075	\$450,000	03-Jul-25
6/1 ROCHDALE SQUARE LALOR VIC 3075	\$455,000	05-Jul-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: 01 December 2025


**3/47 MCDONALDS ROAD EPPING
VIC 3076**
 2
  1
  1

Sold Price

\$447,000

Sold Date

01-Jul-25

Distance

1.32km

**2C BURTON STREET LALOR VIC
3075**
 2
  1
  1

Sold Price

\$450,000

Sold Date

03-Jul-25

Distance

1.67km

**6/1 ROCHDALE SQUARE LALOR
VIC 3075**
 2
  1
  1

Sold Price

\$455,000

Sold Date

05-Jul-25

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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