

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 SHEOAK STREET EPSOM VIC 3551

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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,500

Property type

House

Suburb

Epsom

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 MORELLO WAY EPSOM VIC 3551	\$560,200	14-Feb-25
LOT 803 CALLAGHAN STREET JACKASS FLAT VIC 3556	\$537,000	18-Mar-25
14 SALTBUSH STREET JACKASS FLAT VIC 3556	\$545,000	18-Feb-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 29 September 2025



3 MORELLO WAY EPSOM VIC 3551 Sold Price **\$560,200** Sold Date **14-Feb-25**
Distance **1.49km**

4 2 2



LOT 803 CALLAGHAN STREET JACKASS FLAT VIC 3556 Sold Price **\$537,000** Sold Date **18-Mar-25**
Distance **2.41km**

4 2 2



14 SALTBUSH STREET JACKASS FLAT VIC 3556 Sold Price **\$545,000** Sold Date **18-Feb-25**
Distance **2.42km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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