

# 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

45 Garden Drive, Epsom, Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$790,000

&

\$830,000

### Median sale price

Median price

\$690,000

Property type

House

Suburb

Epsom

Period - From

01/08/2025

to

31/10/2025

Source



PropTrack

### 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 eighteen 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 |
|------------------------------------------------|-----------|--------------|
| 1/144 St Killian Street, White Hills, VIC 3550 | \$845,000 | 11/02/2025   |
| 11 Sheoak St, Epsom, VIC 3551                  | \$817,500 | 05/02/2025   |
| 39 Garden Drive, Epsom, VIC 3551               | \$785,000 | 24/02/2025   |

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 eighteen months.~~

This Statement of Information was prepared on: 28/11/2025