Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale		
Address Including suburb and postcode 6/16 Young Street, Epping Vic 3076		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting	l	
Single price \$510,000		
Median sale price		
Median price \$546,000 Property Type Unit	Suburb Epping	
Period - From 01/07/2025 to 30/09/2025 Source	REIV	
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 six 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 6 Buckhurst Av EPPING 3076	\$528,000	30/05/2025
2 5/41 Houston St EPPING 3076	\$520,000	17/05/2025
3		
OR		
B* The estate agent or agent's representative reasonably belie properties were sold within two kilometres of the property for	ves that fewer than thre or sale in the last six mo	e comparable onths.

This Statement of Information was prepared on:



01/11/2025 17:20







Property Type: Unit Agent Comments

Indicative Selling Price \$510,000 Median Unit Price September quarter 2025: \$546,000

Comparable Properties



6 Buckhurst Av EPPING 3076 (REI/VG)

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Agent Comments

Price: \$528,000 Method: Private Sale Date: 30/05/2025 Property Type: Unit

Land Size: 188 sqm approx

5/41 Houston St EPPING 3076 (REI/VG)

2



A

Agent Comments

Price: \$520,000 Method: Auction Sale Date: 17/05/2025 Property Type: Unit Land Size: 153 sqm approx

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 six months.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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