

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

7 LLOYD AVENUE 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Epping

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

6 HALL STREET EPPING VIC 3076	\$816,000	05-Jul-25
3 WORSLEY COURT EPPING VIC 3076	\$800,000	17-Jun-25
48 ANDERSON STREET LALOR VIC 3075	\$883,000	17-May-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: 10 July 2025



6 HALL STREET EPPING VIC 3076

Sold Price

^{RS} **\$816,000**

Sold Date

05-Jul-25



3



1



4

Distance

0.44km



3 WORSLEY COURT EPPING VIC 3076

Sold Price

^{RS} **\$800,000**

Sold Date

17-Jun-25



3



2



-

Distance

0.99km



48 ANDERSON STREET LALOR VIC 3075

Sold Price

^{RS} **\$883,000**

Sold Date

17-May-25



3



1



2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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