

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 Malcolm Walk, Epping Vic 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$485,000 & \$530,000

Median sale price

Median price \$765,000 Property Type House Suburb Epping

Period - From 01/01/2026 to 31/03/2026 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 Pinney La EPPING 3076	\$530,000	23/03/2026
2	39 Young St EPPING 3076	\$580,000	03/02/2026
3	3 Palmero St EPPING 3076	\$530,000	15/12/2025

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 six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$485,000 - \$530,000

Median House Price

March quarter 2026: \$765,000



2 1 1

Property Type: House

Agent Comments

Comparable Properties



6 Pinney La EPPING 3076 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 23/03/2026

Property Type: House

Land Size: 166 sqm approx



39 Young St EPPING 3076 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000

Method: Sold Before Auction

Date: 03/02/2026

Property Type: House (Res)

Land Size: 270 sqm approx



3 Palmero St EPPING 3076 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 15/12/2025

Property Type: House (Res)

Land Size: 207 sqm approx

Account - Whitefox Real Estate | P: 96459699



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