

## 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

70 GATESTONE ROAD EPPING VIC 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Epping

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 76 SPRINGBANK ROAD WOLLERT VIC 3750 | \$665,000 | 06-Jun-26 |
| 34 ANZAC DRIVE WOLLERT VIC 3750     | \$672,000 | 21-Feb-26 |
| 6 ZENITH ROAD WOLLERT VIC 3750      | \$685,000 | 09-May-26 |

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: 12 August 2026



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**76 SPRINGBANK ROAD WOLLERT VIC 3750**

3 2 2

Sold Price

<sup>RS</sup> **\$665,000** Sold Date **06-Jun-26**

Distance **0.37km**



**34 ANZAC DRIVE WOLLERT VIC 3750**

3 2 2

Sold Price

**\$672,000** Sold Date **21-Feb-26**

Distance **0.92km**



**6 ZENITH ROAD WOLLERT VIC 3750**

3 2 2

Sold Price

**\$685,000** Sold Date **09-May-26**

Distance **1.87km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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