

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 or
locality and postcode

75 Ironstone Road, Epsom

Indicative selling price

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

Price Range \$640,000 & \$660,000

Median sale price

Median price

\$620,000

Property type

House

Suburb

Epsom

Period - From

November 2024

to

October 2025

Source

Realestate.com.au

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

33 Peacock Drive, Epsom VIC 3551	\$660,000	7/07/2025
27 Crossley Avenue, Epsom VIC 3551	\$645,000	07/07/2025
15 Cooba Drive, Epsom VIC 3551	\$630,000	08/05/2025

This Statement of Information was prepared on: 14/11/2025