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	755 Edgarss Road, Epping, VIC 3076

Indicative selling price

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

Price Range	$490,000	&	$539,000

Median sale price

Median price	$737,000	Property Type	House	Suburb	Epping (3076)
Period - From	01/01/2026	to	31/03/2026	Source	ignite

Comparable property sales

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
758 EDGARS ROAD, EPPING VIC 3076	$602,000	08/11/2025
772 EDGARS ROAD, EPPING VIC 3076	$610,000	09/12/2025
793 Edgars Road, Epping	$640,000	08/11/2025

This Statement of Information was prepared on: 27/04/2026

OGR One Group Realty