

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

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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