

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

8/53 SAXONY DRIVE EPPING VIC 3076

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

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

6/53 SAXONY DRIVE EPPING VIC 3076	\$490,000	06-Mar-26
3 INVERLOCH STREET EPPING VIC 3076	\$520,000	26-Mar-26
1/76 EPPING ROAD EPPING VIC 3076	\$440,000	07-Oct-25

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: 02 August 2026



6/53 SAXONY DRIVE EPPING VIC 3076

Sold Price

\$490,000

Sold Date

06-Mar-26

 3

 2

 1

Distance

0km



3 INVERLOCH STREET EPPING VIC 3076

Sold Price

\$520,000

Sold Date

26-Mar-26

 2

 2

 2

Distance

0.84km



1/76 EPPING ROAD EPPING VIC 3076

Sold Price

\$440,000

Sold Date

07-Oct-25

 2

 2

 1

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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