

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 OPAL CIRCUIT 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,500

Property type

House

Suburb

Epping

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 ANTILL RISE EPPING VIC 3076	\$755,000	12-Apr-25
31 MELODY WAY WOLLERT VIC 3750	\$750,000	05-Apr-25
21 CLOVERFIELD CRESCENT WOLLERT VIC 3750	\$788,000	22-Feb-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 June 2025

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6 ANTILL RISE EPPING VIC 3076

Sold Price

\$755,000

Sold Date

12-Apr-25



4



2



2

Distance

0.52km



31 MELODY WAY WOLLERT VIC 3750

Sold Price

\$750,000

Sold Date

05-Apr-25



4



2



2

Distance

1.83km



21 CLOVERFIELD CRESCENT WOLLERT VIC 3750

Sold Price

\$788,000

Sold Date

22-Feb-25



4



2



2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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