

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 PITCHSTONE 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

\$710,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Land

Suburb

Epping

Period-from

01 Dec 2024

to

30 Nov 2025

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

65 DARGILE CIRCUIT EPPING VIC 3076

\$726,000

17-Aug-25

72 DARGILE CIRCUIT EPPING VIC 3076

\$747,000

10-Jul-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: 19 December 2025

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65 DARGILE CIRCUIT EPPING VIC 3076

Sold Price

\$726,000

Sold Date

17-Aug-25



4



2



2

Distance

0km



72 DARGILE CIRCUIT EPPING VIC 3076

Sold Price

\$747,000

Sold Date

10-Jul-25



4



2



2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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