

## 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

9 HAYSTON BOULEVARD EPPING VIC 3076

### Indicative selling price

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

Single Price

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,500

Property type

House

Suburb

Epping

Period-from

01 May 2025

to

30 Apr 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 3 FORMULA DRIVE WOLLERT VIC 3750   | \$1,080,000 | 12-Feb-26 |
| 17 VILCINS VIEWS EPPING VIC 3076   | \$1,000,000 | 26-Feb-26 |
| 16 ELLOURA AVENUE WOLLERT VIC 3750 | \$980,000   | 11-Dec-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: 06 May 2026



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**3 FORMULA DRIVE WOLLERT VIC 3750**

4 2 2

Sold Price **\$1,080,000** Sold Date **12-Feb-26**

Distance **1.25km**



**17 VILCINS VIEWS EPPING VIC 3076**

4 2 2

Sold Price **\$1,000,000** Sold Date **26-Feb-26**

Distance **1.02km**



**16 ELLOOURA AVENUE WOLLERT VIC 3750**

4 2 2

Sold Price **\$980,000** Sold Date **11-Dec-25**

Distance **1.98km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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