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 ORANA PLACE 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 \$790,000 & \$860,000	Single Price		or range between	\$790,000	&	\$860,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$705,000	Prope	erty type House		Suburb	Epping	
Period-from	01 Nov 2024	to	31 Oct 2	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
802 HIGH STREET EPPING VIC 3076	\$805,000	19-Jun-24
50 PENTLAND DRIVE EPPING VIC 3076	\$760,000	25-Aug-25
14 MAREBORNE STREET EPPING VIC 3076	\$830,000	20-Aug-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: 17 November 2025





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802 HIGH STREET EPPING VIC 3076

₾ 2

₽ 2

\$805,000 Sold Date 19-Jun-24

Distance

0.73km



50 PENTLAND DRIVE EPPING VIC Sold Price 3076

Sold Price

\$760,000 Sold Date 25-Aug-25

Distance

1.67km



14 MAREBORNE STREET EPPING **VIC 3076**

Sold Price

\$830,000 Sold Date **20-Aug-25**

Distance 1.8km



34 SAVANNAH CRESCENT EPPING Sold Price VIC 3076

\$782,000 Sold Date **21-Aug-25**

4

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= 4

₽ 2 □ 1 Distance

1.69km



10 SUNRISE COURT EPPING VIC 3076

Sold Price

\$730,000 Sold Date 21-Jun-25

= 4

₾ 2

\$ 2

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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