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	97 Narina Way, Epping VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $680,000 & $740,000

Median sale price

Median price $675,000 Property Type House Suburb Epping

Period - From 02/11/2024 to 01/05/2025 Source price_finder

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
23 Severn Street Epping VIC	$723,000	15/02/2025
258 Childs Road Mill Park VIC	$707,000	30/11/2024
182 The Boulevard Thomastown VIC	$690,000	22/02/2025

This Statement of Information was prepared on: 02/05/2025

97 Narina Way, Epping VIC 3076



4 2 0

Property Type: House
Dennis Langham
94357666
0419 514 549
dlangham@morrisonkleeman.com.au
Indicative Selling Price
$680,000 - $740,000
Median House Price
Year ending May 2025: $675,000

Comparable Properties



23 Severn Street Epping VIC

4 2 3

Price: $723,000
Date: 15/02/2025
Property Type: House
Land Size: 562 sqm approx



258 Childs Road Mill Park VIC

4 2 2

Price: $707,000
Date: 30/11/2024
Property Type: House
Land Size: 525 sqm approx



182 The Boulevard Thomastown VIC

4 2 1

Price: $690,000
Date: 22/02/2025
Property Type: House
Land Size: 627 sqm approx

Account - Morrison Kleeman Greensborough | P: 9435 7666

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