

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

1 LOTUS COURT 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

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Epping

Period-from

01 Apr 2025

to

31 Mar 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

8 HEALEY DRIVE EPPING VIC 3076	\$766,000	01-Dec-25
23 SAVANNAH CRESCENT EPPING VIC 3076	\$715,000	31-Jan-26
25 ANGLERS DRIVE EPPING VIC 3076	\$765,000	07-Feb-26

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: 01 April 2026

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8 HEALEY DRIVE EPPING VIC 3076 Sold Price \$766,000 Sold Date 01-Dec-25

3 2 2 Distance 0.05km



23 SAVANNAH CRESCENT EPPING VIC 3076 Sold Price ^{RS}\$715,000 Sold Date 31-Jan-26

4 2 2 Distance 1.21km



25 ANGLERS DRIVE EPPING VIC 3076 Sold Price ^{RS}\$765,000 Sold Date 07-Feb-26

4 2 2 Distance 1.26km

RS = Recent sale UN = Undisclosed Sale

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