

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	102/82 Epping Road, Epping Vic 3076
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Indicative selling price

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

Range between	\$330,000	&	\$350,000
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Median sale price

Median price	\$571,000	Property Type	Unit	Suburb	Epping
Period - From	01/04/2026	to	30/06/2026	Source	REIV

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 agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	106/86 Epping Rd EPPING 3076	\$350,000	12/05/2026
2			
3			

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 six months.

This Statement of Information was prepared on: 12/08/2026 15:58

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1 bed 1 bath 1 car

Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

June quarter 2026: \$571,000

Comparable Properties



106/86 Epping Rd EPPING 3076 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$350,000

Method: Private Sale

Date: 12/05/2026

Property Type: Apartment

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 six months.