

## 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

14 GAMMAGE 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

or range  
between

\$759,000

&

\$834,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,250

Property type

House

Suburb

Epping

Period-from

01 Sep 2025

to

31 Aug 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 9 BURRUN CRESCENT EPPING VIC 3076 | \$765,000 | 20-Jul-26 |
| 7 RADMAN STREET EPPING VIC 3076   | \$800,000 | 27-Jun-26 |
| 10 REDDING RISE EPPING VIC 3076   | \$800,000 | 17-Apr-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: 09 September 2026



**9 BURRUN CRESCENT EPPING VIC 3076**

Sold Price

**\$765,000**

Sold Date

**20-Jul-26**



4



2



2

Distance

**1.27km**



**7 RADMAN STREET EPPING VIC 3076**

Sold Price

**\$800,000**

Sold Date

**27-Jun-26**



4



2



2

Distance

**0.95km**



**10 REDDING RISE EPPING VIC 3076**

Sold Price

Sold Date

**17-Apr-26**



4



2



2

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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