

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 EPSOM STREET SOUTH DUDLEY VIC 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

South Dudley

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

20 EPSOM STREET SOUTH DUDLEY VIC 3995	\$425,000	15-Jan-25
14 CARL STREET SOUTH DUDLEY VIC 3995	\$520,000	20-Apr-26
6 EPSOM STREET SOUTH DUDLEY VIC 3995	\$435,000	15-Jan-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 May 2026



20 EPSOM STREET SOUTH DUDLEY Sold Price
VIC 3995

\$425,000 Sold Date **15-Jan-25**

 3  1  -

Distance **0.02km**



14 CARL STREET SOUTH DUDLEY Sold Price
VIC 3995

\$520,000 Sold Date **20-Apr-26**

 3  2  1

Distance **0.11km**



6 EPSOM STREET SOUTH DUDLEY Sold Price
VIC 3995

\$435,000 Sold Date **15-Jan-26**

 3  1  1

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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