

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

37 PAIOR CIRCUIT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Epping

Period-from

01 Jul 2025

to

30 Jun 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

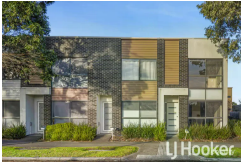
Date of sale

26A REDDING RISE EPPING VIC 3076	\$505,000	15-Sep-25
1005 EDGARS ROAD WOLLERT VIC 3750	\$530,000	11-Nov-25
35 PAIOR CIRCUIT EPPING VIC 3076	\$550,000	12-Jan-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: 02 July 2026



26A REDDING RISE EPPING VIC 3076

 3  2  1

Sold Price **\$505,000** Sold Date **15-Sep-25**

Distance **2.11km**



1005 EDGARS ROAD WOLLERT VIC 3750

 3  2  1

Sold Price **\$530,000** Sold Date **11-Nov-25**

Distance **1.03km**



35 PAIOR CIRCUIT EPPING VIC 3076

 3  1  1

Sold Price **\$550,000** Sold Date **12-Jan-26**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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