

## 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

5 ANTILL RISE 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Epping

Period-from

01 Jun 2025

to

31 May 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

5 WOODCUTTERS GROVE EPPING VIC 3076	\$767,000	26-May-26
20 AMARATH CIRCUIT EPPING VIC 3076	\$758,000	21-May-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: 17 June 2026

Leon El-Assaad

M 0423588621

E leon.elassaad@rataandco.com.au



## 5 WOODCUTTERS GROVE EPPING VIC 3076

4 2 2

Sold Price

<sup>RS</sup>

**\$767,000**

Sold Date

**26-May-26**

Distance

**1.49km**



## 20 AMARATH CIRCUIT EPPING VIC 3076

4 2 2

Sold Price

<sup>RS</sup>

**\$758,000**

Sold Date

**21-May-26**

Distance

**0.84km**



## 10 REDDING RISE EPPING VIC 3076

4 2 2

Sold Price

**\$800,000**

Sold Date

**17-Apr-26**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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