

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 6 Maywood Drive, Epping Vic 3076

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$750,000 Property Type House Suburb Epping

Period - From 28/04/2025 to 27/04/2026 Source Property Data

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 | 112 Mcdonalds Rd EPPING 3076 | \$675,000 | 26/03/2026 |
| 2 | 36 Casey Dr LALOR 3075 | \$650,000 | 14/03/2026 |
| 3 | 23 Maiden Ct EPPING 3076 | \$680,000 | 27/11/2025 |

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: 28/04/2026 11:24

6 Maywood Drive, Epping Vic 3076



 3  1  1

Rooms: 4
Property Type: House (Res)
Land Size: 601 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median House Price
28/04/2025 - 27/04/2026: \$750,000

Comparable Properties



112 Mcdonalds Rd EPPING 3076 (REI)

[Agent Comments](#)

 3  2  2

Price: \$675,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 544 sqm approx



36 Casey Dr LALOR 3075 (REI/VG)

[Agent Comments](#)

 3  1  5

Price: \$650,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 597 sqm approx



23 Maiden Ct EPPING 3076 (VG)

[Agent Comments](#)

 3  -  -

Price: \$680,000
Method: Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 552 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.