

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

9 COVER LINK 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

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

7 COVER LINK EPPING VIC 3076	\$650,000	16-Jul-26
15 MUJERES WALK EPPING VIC 3076	\$620,000	06-Aug-26
2 ANTIGUA WALK EPPING VIC 3076	\$640,000	10-Sep-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: 21 September 2026

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7 COVER LINK EPPING VIC 3076 Sold Price \$650,000 Sold Date 16-Jul-26
Distance 0.01km

3 2 2



15 MUJERES WALK EPPING VIC 3076 Sold Price \$620,000 Sold Date 06-Aug-26
Distance 0.53km

3 2 2



2 ANTIGUA WALK EPPING VIC 3076 Sold Price ^{RS}\$640,000 Sold Date 10-Sep-26
Distance 0.46km

3 2 2

RS = Recent sale UN = Undisclosed Sale

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