

## 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

31 KANTI KI DRIVE EPPING VIC 3076

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,500

Property type

House

Suburb

Epping

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 59 SEVERN STREET EPPING VIC 3076       | \$565,500 | 23-Nov-24 |
| 8 SAVANNAH CRESCENT EPPING VIC 3076    | \$582,000 | 10-Aug-24 |
| 42A CARBON CRESCENT MILL PARK VIC 3082 | \$580,000 | 13-Feb-25 |

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: 08 May 2025



**59 SEVERN STREET EPPING VIC 3076**

 3  1  2

Sold Price **\$565,500** Sold Date **23-Nov-24**

Distance **1.51km**



**8 SAVANNAH CRESCENT EPPING VIC 3076**

 3  1  1

Sold Price **\$582,000** Sold Date **10-Aug-24**

Distance **0.85km**



**42A CARBON CRESCENT MILL PARK VIC 3082**

 3  1  1

Sold Price **\$580,000** Sold Date **13-Feb-25**

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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