

## 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 DAIMLER COURT 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

\$595,000

&

\$645,000

### 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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 17 RAVEN WALK EPPING VIC 3076   | \$640,000 | 17-May-25 |
| 15 LEGEND DRIVE EPPING VIC 3076 | \$652,000 | 25-Mar-25 |
| 15 HENRY COURT EPPING VIC 3076  | \$660,000 | 12-Apr-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: 20 May 2025



**17 RAVEN WALK EPPING VIC 3076** Sold Price <sup>RS</sup> **\$640,000** Sold Date **17-May-25**

 3  2  2

Distance **0.97km**



**15 LEGEND DRIVE EPPING VIC 3076** Sold Price **\$652,000** Sold Date **25-Mar-25**

 3  2  2

Distance **1.18km**



**15 HENRY COURT EPPING VIC 3076** Sold Price <sup>RS</sup> **\$660,000** Sold Date **12-Apr-25**

 3  2  2

Distance **1.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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