

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

8 Filin Drive, Epping Vic 3076

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$746,000

Property Type

House

Suburb

Epping

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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	15 Muller St EPPING 3076	\$860,000	22/07/2026
2	7 Radman St EPPING 3076	\$800,000	29/06/2026
3	1 Bouverie Pl EPPING 3076	\$787,088	02/05/2026

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:

13/08/2026 09:52



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

June quarter 2026: \$746,000

Comparable Properties



15 Muller St EPPING 3076 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 22/07/2026

Property Type: House

Land Size: 512 sqm approx



7 Radman St EPPING 3076 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 29/06/2026

Property Type: House (Res)

Land Size: 400 sqm approx



1 Bouverie Pl EPPING 3076 (REI/VG)

Agent Comments



Price: \$787,088

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 547 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100