

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

5 ESSEX COURT 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

\$725,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,250

Property type

House

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

1 ESSEX COURT EPPING VIC 3076	\$790,000	23-May-26
21 TATLOW DRIVE EPPING VIC 3076	\$770,000	02-May-26
10 KARRI GROVE EPPING VIC 3076	\$730,000	04-Jul-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: 16 September 2026

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1 ESSEX COURT EPPING VIC 3076

Sold Price

\$790,000

Sold Date

23-May-26

 4

 2

 2

Distance

0.05km



21 TATLOW DRIVE EPPING VIC 3076

Sold Price

\$770,000

Sold Date

02-May-26

 4

 2

 2

Distance

0.59km



10 KARRI GROVE EPPING VIC 3076

Sold Price

\$730,000

Sold Date

04-Jul-26

 4

 2

 2

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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