

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

2 Dransfield Way, Epping Vic 3076

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$765,000 Property Type House Suburb Epping

Period - From 01/01/2026 to 31/03/2026 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	9 Glencoe Ct EPPING 3076	\$797,000	20/09/2025
2	52 Pentland Dr EPPING 3076	\$757,000	01/09/2025
3	12 Athena Pl EPPING 3076	\$813,000	30/08/2025

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:

04/05/2026 10:30



 3  1  4

Property Type: House (Res)

Land Size: 523 sqm approx

Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
March quarter 2026: \$765,000

Comparable Properties



9 Glencoe Ct EPPING 3076 (REI/VG)

Agent Comments

 3  2  2

Price: \$797,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 536 sqm approx



52 Pentland Dr EPPING 3076 (REI/VG)

Agent Comments

 3  2  3

Price: \$757,000

Method: Private Sale

Date: 01/09/2025

Property Type: House (Res)

Land Size: 555 sqm approx



12 Athena PI EPPING 3076 (REI/VG)

Agent Comments

 3  2  2

Price: \$813,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 542 sqm approx

Account - Barry Plant | P: 03 9842 8888