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 $620,000 & $660,000

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	1 Courtnay Pl EPPING 3076	$688,888	06/05/2026
2	9 Longwood Dr EPPING 3076	$620,000	02/05/2026
3	17 Mcdonalds Rd EPPING 3076	$648,000	18/04/2026

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: 16/05/2026 16:00

2 Dransfield Way, Epping Vic 3076



3 1 4

Property Type: House
Land Size: 523 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $660,000
Median House Price
March quarter 2026: $765,000

Comparable Properties



1 Courtnay Pl EPPING 3076 (REI)

3 1 3

Price: $688,888
Method: Sold Before Auction
Date: 06/05/2026
Property Type: House (Res)

Agent Comments



9 Longwood Dr EPPING 3076 (REI)

3 1 3

Price: $620,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments

17 Mcdonalds Rd EPPING 3076 (REI)

3 1 2

Price: $648,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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