

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

25 Loxton Terrace, Epping Vic 3076

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$704,400 Property Type House Suburb Epping

Period - From 01/07/2024 to 30/06/2025 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	19 Vautier PI SOUTH MORANG 3752	\$667,000	21/06/2025
2	21 Vautier PI SOUTH MORANG 3752	\$660,000	19/05/2025
3	35 Longwood Dr EPPING 3076	\$685,000	05/05/2025

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:

23/07/2025 10:48

Brett Sparks

94321444

0411131938

brettsparks@jellisraig.com.au

Indicative Selling Price

\$620,000 - \$670,000

Median House Price

Year ending June 2025: \$704,400



3 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



19 Vautier PI SOUTH MORANG 3752 (REI)

Agent Comments

3 2 2

Price: \$667,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 301 sqm approx



21 Vautier PI SOUTH MORANG 3752 (REI)

Agent Comments

3 2 2

Price: \$660,000

Method: Private Sale

Date: 19/05/2025

Property Type: House (Res)

Land Size: 307 sqm approx



35 Longwood Dr EPPING 3076 (REI/VG)

Agent Comments

3 2 4

Price: \$685,000

Method: Private Sale

Date: 05/05/2025

Property Type: House (Res)

Land Size: 663 sqm approx

Account - Jellis Craig | P: 03 94321444