

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

4 GLOVER STREET 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

\$740,000

&

\$760,000

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

3 WISTOW CHASE WOLLERT VIC 3750	\$687,500	27-Jun-26
8 DE ROSSI BOULEVARD WOLLERT VIC 3750	\$678,500	27-Jun-26
56 ROCKFIELD STREET EPPING VIC 3076	\$680,000	25-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: 28 September 2026



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3 WISTOW CHASE WOLLERT VIC 3750

3 2 2

Sold Price **\$687,500** Sold Date **27-Jun-26**

Distance **1.3km**



8 DE ROSSI BOULEVARD WOLLERT VIC 3750

3 2 2

Sold Price **\$678,500** Sold Date **27-Jun-26**

Distance **1.33km**



56 ROCKFIELD STREET EPPING VIC 3076

3 2 2

Sold Price ^{RS} **\$680,000** Sold Date **25-Jul-26**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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