

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

1 RATHDOWNE WALK 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

\$695,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Epping

Period-from

01 Jun 2025

to

31 May 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

87 LYNDARUM DRIVE EPPING VIC 3076	\$680,000	23-Mar-26
70 MASERATI DRIVE EPPING VIC 3076	\$702,000	18-Apr-26
165 SALLAKE BOULEVARD WOLLERT VIC 3750	\$729,000	03-Feb-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: 04 June 2026



87 LYNDARUM DRIVE EPPING VIC 3076

3 2 2

Sold Price

\$680,000

Sold Date

23-Mar-26

Distance

0.63km



70 MASERATI DRIVE EPPING VIC 3076

3 2 2

Sold Price

^{RS} **\$702,000**

Sold Date

18-Apr-26

Distance

0.94km



Brand New Townhouse : \$570 Per Week

165 SALT LAKE BOULEVARD WOLLERT VIC 3750

3 2 2

Sold Price

\$729,000

Sold Date

03-Feb-26

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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