

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

40 MAREBORNE 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

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

77 LYNDARUM DRIVE EPPING VIC 3076	\$600,000	12-Jun-26
1/16 YOUNG STREET EPPING VIC 3076	\$599,000	26-May-26
72 HAYSTON BOULEVARD EPPING VIC 3076	\$620,000	23-May-26

OR

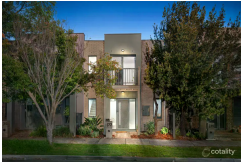
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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77 LYNDARUM DRIVE EPPING VIC 3076

Sold Price

^{RS} **\$600,000**

Sold Date

12-Jun-26

 3  1  2

Distance

1.62km



1/16 YOUNG STREET EPPING VIC 3076

Sold Price

^{RS} **\$599,000**

Sold Date

26-May-26

 3  2  1

Distance

1.92km



72 HAYSTON BOULEVARD EPPING VIC 3076

Sold Price

^{RS} **\$620,000**

Sold Date

23-May-26

 3  2  2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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