

# 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

36 Gatestone Road, Epping Vic 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$640,000

### Median sale price

Median price \$700,000

Property Type House

Suburb Epping

Period - From 30/07/2024

to

29/07/2025

Source

Property Data

### 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	51 Carver Cirt WOLLERT 3750	\$640,000	12/04/2025
2	24 Weerona Pwy WOLLERT 3750	\$630,000	22/03/2025
3	18 Dewpond Cr WOLLERT 3750	\$600,000	04/02/2025

**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:

30/07/2025 16:57