

# 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

2/37 Foxzami Crescent, 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 \$480,000

&

\$520,000

### 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	348 Findon Rd EPPING 3076	\$520,000	14/04/2025
2			
3			

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:

22/07/2025 11:10



2 1 3

Property Type: House  
Agent Comments

Indicative Selling Price  
\$480,000 - \$520,000  
Median House Price  
Year ending June 2025: \$704,400

Comparable Properties



348 Findon Rd EPPING 3076 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000  
Method: Private Sale  
Date: 14/04/2025  
Rooms: 5  
Property Type: House (Res)  
Land Size: 307 sqm approx

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.