

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 MARKET GARDEN CIRCUIT EPSOM VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Epsom

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

34 LANGLEY DRIVE EPSOM VIC 3551	\$315,000	30-Nov-24
13 MONTIS LANE EPSOM VIC 3551	\$305,000	27-Mar-24
9 AZURITE COURT JACKASS FLAT VIC 3556	\$297,374	12-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 September 2025


34 LANGLEY DRIVE EPSOM VIC 3551

 Sold Price **\$315,000** Sold Date **30-Nov-24**
 -  -  -

 Distance **0.83km**

13 MONTIS LANE EPSOM VIC 3551

 Sold Price **\$305,000** Sold Date **27-Mar-24**
 4  2  2

 Distance **1.41km**

9 AZURITE COURT JACKASS FLAT VIC 3556

 Sold Price **\$297,374** Sold Date **12-Jun-24**
 4  2  2

 Distance **3.23km**

RS = Recent sale UN = Undisclosed Sale

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