

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 BECCIA AVENUE 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

\$595,000

&

\$654,500

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

| | | |
|--------------------------------------|-----------|-----------|
| 61 CALENDULA CIRCUIT EPPING VIC 3076 | \$622,000 | 28-Feb-26 |
| 41 CALENDULA CIRCUIT EPPING VIC 3076 | \$630,000 | 30-Apr-26 |
| 26 BECCIA AVENUE EPPING VIC 3076 | \$650,000 | 29-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.~~

This Statement of Information was prepared on: 14 June 2026


**61 CALENDULA CIRCUIT EPPING
VIC 3076**
 3  2  1

Sold Price

\$622,000

Sold Date

28-Feb-26

Distance

0.27km

**41 CALENDULA CIRCUIT EPPING
VIC 3076**
 3  1  1

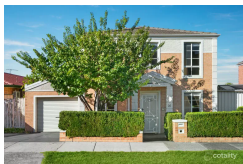
Sold Price

\$630,000

Sold Date

30-Apr-26

Distance

0.19km

**26 BECCIA AVENUE EPPING VIC
3076**
 3  1  1

Sold Price

^{RS} **\$650,000**

Sold Date

29-May-26

Distance

0.19km
RS = Recent sale

UN = Undisclosed Sale

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