

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

7/83 RUFUS 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,000

Property type

Unit

Suburb

Epping

Period-from

01 Mar 2025

to

28 Feb 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

5 AURA PLACE EPPING VIC 3076	\$476,000	31-May-25
2/112 HOUSTON STREET EPPING VIC 3076	\$480,000	22-Mar-25
9/108 MASERATI DRIVE EPPING VIC 3076	\$465,000	24-Feb-25

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: 03 March 2026



5 AURA PLACE EPPING VIC 3076

Sold Price

\$476,000

Sold Date

31-May-25

2

1

1

Distance

2.02km



2/112 HOUSTON STREET EPPING VIC 3076

Sold Price

\$480,000

Sold Date

22-Mar-25

2

1

2

Distance

0.32km



9/108 MASERATI DRIVE EPPING VIC 3076

Sold Price

\$465,000

Sold Date

24-Feb-25

2

1

1

Distance

2.31km

RS = Recent sale

UN = Undisclosed Sale

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