

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

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

Epping

Period-from

01 Apr 2025

to

31 Mar 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

1/53 MEMORIAL AVENUE EPPING VIC 3076	\$485,000	18-Apr-26
6/16 YOUNG STREET EPPING VIC 3076	\$495,000	23-Dec-25
6/6 CAMPBELL STREET EPPING VIC 3076	\$502,000	21-Dec-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: 29 April 2026



**1/53 MEMORIAL AVENUE EPPING
VIC 3076**

2 1 1

Sold Price

^{RS}

\$485,000

Sold Date

18-Apr-26

Distance

0.46km



**6/16 YOUNG STREET EPPING VIC
3076**

2 1 1

Sold Price

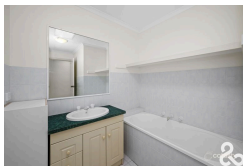
\$495,000

Sold Date

23-Dec-25

Distance

0.83km



**6/6 CAMPBELL STREET EPPING
VIC 3076**

2 1 1

Sold Price

\$502,000

Sold Date

21-Dec-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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