

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

10 PITCHSTONE CIRCUIT 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	\$730,000	&	\$760,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$815,833	Property type	Land	Suburb	Epping
Period-from	01 Feb 2025	to	31 Jan 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
20 PITCHSTONE CIRCUIT EPPING VIC 3076	\$735,000	05-Oct-25
16 TRINITY WAY SOUTH MORANG VIC 3752	\$757,000	23-Aug-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: 10 February 2026

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**20 PITCHSTONE CIRCUIT EPPING
VIC 3076**

Sold Price

\$735,000 Sold Date **05-Oct-25**

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Distance **0.05km**



**16 TRINITY WAY SOUTH MORANG
VIC 3752**

Sold Price

\$757,000 Sold Date **23-Aug-25**

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Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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