

## 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

1/28 PAIOR CIRCUIT EPPING VIC 3076

### Indicative selling price

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

Single Price

\$639,000

or range  
between

&

### 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

2 MILYAN WAY EPPING VIC 3076	\$645,000	14-Feb-26
25 BRIGANTIA STREET EPPING VIC 3076	\$638,750	20-Feb-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: 09 June 2026

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**2 MILYAN WAY EPPING VIC 3076** Sold Price **\$645,000** Sold Date **14-Feb-26**

 3  2  2

Distance **0.65km**



**25 BRIGANTIA STREET EPPING VIC 3076** Sold Price **\$638,750** Sold Date **20-Feb-26**

 3  2  1

Distance **0.51km**

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

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