

## 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

8 DAMPIER COURT 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

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,750

Property type

House

Suburb

Epping

Period-from

01 Jul 2025

to

30 Jun 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 112 MCDONALDS ROAD EPPING VIC 3076 | \$675,000 | 27-Mar-26 |
| 1 COURTNEY PLACE EPPING VIC 3076   | \$688,888 | 06-May-26 |
| 58 PLOWMAN COURT EPPING VIC 3076   | \$700,000 | 27-Jun-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: 23 July 2026



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**112 MCDONALDS ROAD EPPING  
VIC 3076**

3 2 1

Sold Price **\$675,000** Sold Date **27-Mar-26**

Distance **0.68km**



**1 COURTNEY PLACE EPPING VIC  
3076**

3 1 1

Sold Price **\$688,888** Sold Date **06-May-26**

Distance **1.24km**



**58 PLOWMAN COURT EPPING VIC  
3076**

3 1 1

Sold Price <sup>RS</sup> **\$700,000** Sold Date **27-Jun-26**

Distance **1.12km**

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

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