

## 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

13 STARLIGHT GARDENS 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

\$770,000

&

\$847,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,250

Property type

House

Suburb

Epping

Period-from

01 Sep 2025

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 17 SUNDIAL PARADE EPPING VIC 3076   | \$820,000 | 08-Sep-26 |
| 21 HIDCOTE TERRACE WOLLERT VIC 3750 | \$771,000 | 15-Aug-26 |
| 10 REDDING RISE EPPING VIC 3076     | \$800,000 | 17-Apr-26 |

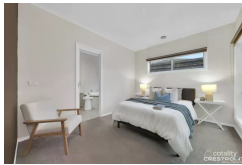
OR

**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 September 2026



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**17 SUNDIAL PARADE EPPING VIC 3076**

Sold Price

<sup>RS</sup> **\$820,000** Sold Date **08-Sep-26**

4 2 2

Distance **0.09km**



**21 HIDCOTE TERRACE WOLLERT VIC 3750**

Sold Price

<sup>RS</sup> **\$771,000** Sold Date **15-Aug-26**

4 2 2

Distance **1.32km**



**10 REDDING RISE EPPING VIC 3076**

Sold Price

**\$800,000** Sold Date **17-Apr-26**

4 2 2

Distance **1km**

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

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