

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 WORSLEY COURT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Epping

Period-from

01 Aug 2025

to

31 Jul 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

5 BERALA PLACE MILL PARK VIC 3082	\$820,000	01-May-26
1 ESSEX COURT EPPING VIC 3076	\$790,000	23-May-26
1 BOUVERIE PLACE EPPING VIC 3076	\$787,088	15-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.~~

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5 BERALA PLACE MILL PARK VIC 3082

4 2 -

Sold Price **\$820,000** Sold Date **01-May-26**

Distance **1.95km**



1 ESSEX COURT EPPING VIC 3076

4 2 2

Sold Price **\$790,000** Sold Date **23-May-26**

Distance **0.18km**



1 BOUVERIE PLACE EPPING VIC 3076

4 2 2

Sold Price **\$787,088** Sold Date **15-Apr-26**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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