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<br>Including suburb and postcode | 4 PROWSE WALK 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 | $650,000 | & | $680,000 |

## 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 |
|---|---|---|
| 8 PROWSE WALK EPPING VIC 3076 | $711,250 | 23-May-26 |
| 70 MASERATI DRIVE EPPING VIC 3076 | $702,000 | 18-Apr-26 |
| 1 RATHDOWNE WALK EPPING VIC 3076 | $670,000 | 22-Jul-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: 14 September 2026

Redrok.

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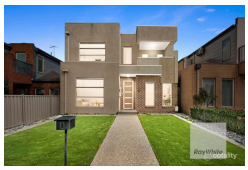

**8 PROWSE WALK EPPING VIC 3076**

4 2 2

Sold Price **$711,250** Sold Date **23-May-26**

Distance **0.02km**

**70 MASERATI DRIVE EPPING VIC 3076**

3 2 2

Sold Price **$702,000** Sold Date **18-Apr-26**

Distance **0.28km**

**1 RATHDOWNE WALK EPPING VIC 3076**

3 2 2

Sold Price **$670,000** Sold Date **22-Jul-26**

Distance **0.66km**

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

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