

## 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

20 THE HORIZON 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,500

Property type

House

Suburb

Epping

Period-from

01 Apr 2025

to

31 Mar 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

7 CRIMSON CRESCENT EPPING VIC 3076	\$905,000	20-Aug-25
5 CORBETT AVENUE EPPING VIC 3076	\$850,000	26-Jul-25

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: 17 April 2026



**7 CRIMSON CRESCENT EPPING VIC 3076** Sold Price **\$905,000** Sold Date **20-Aug-25**

 4
  2
  2

Distance **0.19km**



**5 CORBETT AVENUE EPPING VIC 3076** Sold Price **\$850,000** Sold Date **26-Jul-25**

 4
  2
  2

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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