

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 VERBENA TERRACE EPSOM VIC 3551

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

\$795,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,750

Property type

House

Suburb

Epsom

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 GOYNES ROAD EPSOM VIC 3551	\$828,000	05-Nov-25
7 MULGA AVENUE EPSOM VIC 3551	\$775,000	28-Oct-25
45 GARDEN DRIVE EPSOM VIC 3551	\$800,000	15-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 February 2026



10 GOYNES ROAD EPSOM VIC 3551 Sold Price **\$828,000** Sold Date **05-Nov-25**

 4
  2
  2

Distance **0.58km**



7 MULGA AVENUE EPSOM VIC 3551 Sold Price **\$775,000** Sold Date **28-Oct-25**

 4
  2
  2

Distance **0.68km**



45 GARDEN DRIVE EPSOM VIC 3551 Sold Price **\$800,000** Sold Date **15-Dec-25**

 4
  2
  2

Distance **2.65km**

RS = Recent sale

UN = Undisclosed Sale

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