

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	7 CORONET STREET EPSOM VIC 3551
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$743,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$615,000	Property type	House	Suburb	Epsom
Period-from	01 Dec 2024	to	30 Nov 2025	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
30 CALLAGHAN STREET JACKASS FLAT VIC 3556	\$750,000	27-Oct-25
37B EDWARDS ROAD JACKASS FLAT VIC 3556	\$715,000	14-Apr-25
64 SCOTT STREET WHITE HILLS VIC 3550	\$740,000	04-Apr-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: 18 December 2025



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**30 CALLAGHAN STREET JACKASS
FLAT VIC 3556**

4 2 2

\$750,000 Sold Date **27-Oct-25**

Distance **0.49km**



**37B EDWARDS ROAD JACKASS
FLAT VIC 3556**

4 2 2

Sold Price

\$715,000 Sold Date **14-Apr-25**

Distance **1.15km**



**64 SCOTT STREET WHITE HILLS
VIC 3550**

4 2 2

Sold Price

\$740,000 Sold Date **04-Apr-25**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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