

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

2 OVERLAND WAY 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

\$592,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Epsom

Period-from

01 Jan 2025

to

31 Dec 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

38 PEACOCK DRIVE EPSOM VIC 3551	\$600,000	28-Aug-25
4 FITZGERALD ROAD HUNTLY VIC 3551	\$590,000	25-Oct-25
411 MURPHY STREET WHITE HILLS VIC 3550	\$595,000	19-Oct-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: 21 January 2026


38 PEACOCK DRIVE EPSOM VIC 3551

Sold Price

\$600,000

Sold Date

28-Aug-25
 3

 2

 2

Distance

2.29km

4 FITZGERALD ROAD HUNTLY VIC 3551

Sold Price

\$590,000

Sold Date

25-Oct-25
 3

 2

 2

Distance

3.93km

411 MURPHY STREET WHITE HILLS VIC 3550

Sold Price

\$595,000

Sold Date

19-Oct-25
 3

 1

 3

Distance

4.01km
RS = Recent sale

UN = Undisclosed Sale

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