

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	15 Holburn Way, Epping, VIC 3076
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$650,000
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Median sale price

Median price	\$685,000	Property Type	House	Suburb	Epping (3076)
Period - From	31/12/2024	to	30/06/2025	Source	Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
20 WINCHESTER AVENUE, EPPING VIC 3076	\$650,000	22/03/2025
83 DERBY DRIVE, EPPING VIC 3076	\$615,000	30/04/2025
15 DRANSFIELD WAY, EPPING VIC 3076	\$637,500	12/03/2025

This Statement of Information was prepared on: 08/07/2025