

## 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 62 Greenfield Drive, Epsom, VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$730,000

&

\$760,000

### Median sale price

Median price

NA

Property Type

House

Suburb

Epsom (3551)

Period - From

23/03/2025

to

23/03/2026

Source

Realestate.com

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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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
7 O'Neill Court, Epsom, Vic 3551	\$765,100	15/10/2025
4 JULIAN COURT, EPSOM VIC 3551	\$770,000	28/01/2026
10 GARDEN DRIVE, EPSOM VIC 3551	\$747,000	21/10/2025

This Statement of Information was prepared on: 23/03/2026