

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 59 Derby Drive, Epping, VIC 3076

Indicative selling price

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

Price Range

\$600,000

&

\$660,000

Median sale price

Median price

NA

Property Type

House

Suburb

Epping (3076)

Period - From

31/07/2026

to

25/08/2026

Source

Proptrack

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

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
26 HOLROYD DRIVE, EPPING VIC 3076	\$620,000	17/09/2025
17 MCDONALDS ROAD, EPPING VIC 3076	\$648,000	18/04/2026
72 DERBY DRIVE, EPPING VIC 3076	\$660,000	24/09/2025

This Statement of Information was prepared on: 25/08/2026