

## 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

1/71 GRAND PARADE EPPING VIC 3076

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,500

Property type

House

Suburb

Epping

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

3/95 DUFFY STREET EPPING VIC 3076	\$584,000	25-Oct-25
6 WEDGE STREET EPPING VIC 3076	\$595,000	11-Oct-25
32 YOUNG STREET EPPING VIC 3076	\$610,000	22-Nov-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 May 2026



**3/95 DUFFY STREET EPPING VIC 3076**

 3  1  1

Sold Price

**\$584,000**

Sold Date

**25-Oct-25**

Distance

**1.44km**



**6 WEDGE STREET EPPING VIC 3076**

 3  1  1

Sold Price

**\$595,000**

Sold Date

**11-Oct-25**

Distance

**0.66km**



**32 YOUNG STREET EPPING VIC 3076**

 3  2  1

Sold Price

**\$610,000**

Sold Date

**22-Nov-25**

Distance

**1.56km**

RS = Recent sale

UN = Undisclosed Sale

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