

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

1/53 MEMORIAL AVENUE EPPING VIC 3076

Indicative selling price

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

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,250

Property type

Unit

Suburb

Epping

Period-from

01 Mar 2025

to

28 Feb 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

210/88 EPPING ROAD EPPING VIC 3076	\$430,000	10-Feb-26
4/51 WEDGE STREET EPPING VIC 3076	\$441,000	24-Dec-25
10/81 RUFUS STREET EPPING VIC 3076	\$426,000	09-Dec-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: 20 March 2026

Leon El-Assaad

M 0423588621

E leon.elassaad@rataandco.com.au



210/88 EPPING ROAD EPPING VIC 3076

Sold Price

^{RS} **\$430,000**

Sold Date

10-Feb-26

2

2

1

Distance

1.66km



4/51 WEDGE STREET EPPING VIC 3076

Sold Price

\$441,000

Sold Date

24-Dec-25

2

1

-

Distance

0.74km



10/81 RUFUS STREET EPPING VIC 3076

Sold Price

\$426,000

Sold Date

09-Dec-25

2

1

2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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