

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

7 GAMMAGE BOULEVARD 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,500

Property type

House

Suburb

Epping

Period-from

01 Apr 2025

to

31 Mar 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

11 JUGGAL CLOSE EPPING VIC 3076	\$667,000	21-Dec-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: 20 April 2026



**11 JUGGAL CLOSE EPPING VIC
3076**

 3  2  1

Sold Price **\$667,000** Sold Date **21-Dec-25**

Distance **0.91km**



**32 YOUNG STREET EPPING VIC
3076**

 3  2  1

Sold Price **\$610,000** Sold Date **22-Nov-25**

Distance **2km**

RS = Recent sale UN = Undisclosed Sale

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