

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

631 Dalton Road, Epping VIC 3076

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Epping

Period - From

02/09/2025

to

01/03/2026

Source

price_finder

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
54 Cottage Boulevard, Epping VIC 3076	\$650,000	14/02/2026
4 Hammond Drive, Epping VIC 3076	\$708,000	08/11/2025
23 Maiden Court, Epping VIC 3076	\$680,000	27/11/2025

This Statement of Information was prepared on:

02/03/2026