

## 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

15 CALVELEY PLACE 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

\$520,000

&

\$572,000

### 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

1005 EDGARS ROAD WOLLERT VIC 3750	\$530,000	11-Nov-25
1059 EDGARS ROAD WOLLERT VIC 3750	\$565,000	12-Mar-26
418 HARVEST HOME ROAD EPPING VIC 3076	\$520,000	21-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: 30 March 2026

Mario Tucci

M 0423241974

E mario.tucci@harcourts.com.au



**1005 EDGARS ROAD WOLLERT  
VIC 3750**

3 2 1

Sold Price

**\$530,000**

Sold Date

**11-Nov-25**

Distance

**0.59km**



**1059 EDGARS ROAD WOLLERT VIC  
3750**

3 2 2

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date

**12-Mar-26**

Distance

**0.59km**



**418 HARVEST HOME ROAD EPPING  
VIC 3076**

2 2 2

Sold Price

**\$520,000**

Sold Date

**21-Nov-25**

Distance

**0.37km**

RS = Recent sale

UN = Undisclosed Sale

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