

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
13 Dampier Court, Epping Vic 3076

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price	\$757,000	Property Type	House	Suburb	Epping
Period - From	01/07/2025	to	30/09/2025	Source	REIV

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	13 McCabe Dr EPPING 3076	\$867,000	01/12/2025
2	5 Lichen Way EPPING 3076	\$882,500	22/11/2025
3	1 Charteris Gr EPPING 3076	\$937,000	27/10/2025

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 six months.~~

This Statement of Information was prepared on:

22/12/2025 12:41



5 3 2

Property Type: House (Res)

Land Size: 530 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,050,000

Median House Price

September quarter 2025: \$757,000

Comparable Properties



13 McCabe Dr EPPING 3076 (REI)

4 2 2

Price: \$867,000

Method: Private Sale

Date: 01/12/2025

Property Type: House (Res)

Land Size: 642 sqm approx

[Agent Comments](#)



5 Lichen Way EPPING 3076 (REI)

4 2 6

Price: \$882,500

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 610 sqm approx

[Agent Comments](#)



1 Charteris Gr EPPING 3076 (REI)

4 2 2

Price: \$937,000

Method: Private Sale

Date: 27/10/2025

Property Type: House (Res)

Land Size: 544 sqm approx

[Agent Comments](#)

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