

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

3 CALENDULA CIRCUIT 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Epping

Period-from

01 Dec 2024

to

30 Nov 2025

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

2 PECAN COURT EPPING VIC 3076	\$650,000	09-Aug-25
13 BROWNLOW CRESCENT EPPING VIC 3076	\$599,000	30-Oct-25
45 MEADOW GLEN DRIVE EPPING VIC 3076	\$635,000	05-Aug-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: 22 December 2025



2 PECAN COURT EPPING VIC 3076 Sold Price **\$650,000** Sold Date **09-Aug-25**
Distance **1.68km**

3 1 4



13 BROWNLOW CRESCENT EPPING VIC 3076 Sold Price **\$599,000** Sold Date **30-Oct-25**
Distance **1.23km**

3 1 2



45 MEADOW GLEN DRIVE EPPING VIC 3076 Sold Price **\$635,000** Sold Date **05-Aug-25**
Distance **0.67km**

3 1 2

RS = Recent sale UN = Undisclosed Sale

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