

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
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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

Kiara Comans

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E kiara.comans@rataandco.com.au**2 PECAN COURT EPPING VIC 3076** Sold Price**\$650,000** Sold Date **09-Aug-25**

3 1 4

Distance **1.68km****13 BROWNLOW CRESCENT EPPING VIC 3076** Sold Price**\$599,000** Sold Date **30-Oct-25**

3 1 2

Distance **1.23km****45 MEADOW GLEN DRIVE EPPING VIC 3076** Sold Price**\$635,000** Sold Date **05-Aug-25**

3 1 2

Distance **0.67km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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