

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

7 LLOYD AVENUE 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Epping

Period-from

01 Sep 2024

to

31 Aug 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

72 GRAND PARADE EPPING VIC 3076	\$877,000	20-Sep-25
7 JEFFREY COURT EPPING VIC 3076	\$865,000	28-Jul-25
26 GRANITE OUTLOOK EPPING VIC 3076	\$860,000	12-Jun-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.~~

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72 GRAND PARADE EPPING VIC 3076

3 2 1

Sold Price

^{RS} \$877,000

Sold Date 20-Sep-25

Distance 0.99km



7 JEFFREY COURT EPPING VIC 3076

4 2 1

Sold Price

\$865,000

Sold Date 28-Jul-25

Distance 1.42km



26 GRANITE OUTLOOK EPPING VIC 3076

4 2 2

Sold Price

\$860,000

Sold Date 12-Jun-25

Distance 1.86km

RS = Recent sale

UN = Undisclosed Sale

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