

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

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,750

Property type

House

Suburb

Epping

Period-from

01 Oct 2024

to

30 Sep 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

35 HOUSTON STREET EPPING VIC 3076	\$902,500	18-Oct-25
21 HOWARD STREET EPPING VIC 3076	\$940,000	04-Oct-25
12 AMALFI PLACE EPPING VIC 3076	\$902,000	18-Oct-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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35 HOUSTON STREET EPPING VIC 3076

Sold Price

^{RS}

\$902,500

Sold Date

18-Oct-25



4



1



2

Distance

0.16km



21 HOWARD STREET EPPING VIC 3076

Sold Price

^{RS}

\$940,000

Sold Date

04-Oct-25



3



1



2

Distance

0.4km



12 AMALFI PLACE EPPING VIC 3076

Sold Price

^{RS}

\$902,000

Sold Date

18-Oct-25



4



2



2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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