

## 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

464 HARVEST HOME ROAD EPPING VIC 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

Epping

Period-from

01 Apr 2025

to

31 Mar 2026

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 70 MASERATI DRIVE EPPING VIC 3076  | \$702,000 | 18-Apr-26 |
| 16 REVELATION ROAD EPPING VIC 3076 | \$720,000 | 13-Mar-26 |
| 87 LYNDARUM DRIVE EPPING VIC 3076  | \$680,000 | 02-Apr-26 |

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: 20 April 2026


**70 MASERATI DRIVE EPPING VIC 3076**

Sold Price

<sup>RS</sup>
**\$702,000**

Sold Date

**18-Apr-26**
 3
  2
  2

Distance

**3.24km**

**16 REVELATION ROAD EPPING VIC 3076**

Sold Price

<sup>RS</sup>
**\$720,000**

Sold Date

**13-Mar-26**
 4
  2
  2

Distance

**0.16km**

**87 LYNDARUM DRIVE EPPING VIC 3076**

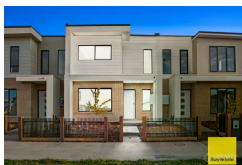
Sold Price

<sup>RS</sup>
**\$680,000**

Sold Date

**02-Apr-26**
 3
  2
  2

Distance

**2.05km**

**483 HARVEST HOME ROAD EPPING VIC 3076**

Sold Price

**\$665,000**

Sold Date

**26-Feb-26**
 4
  2
  2

Distance

**0.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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