

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

19 Seeber Street, 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

\$525,000

or range between

Median sale price

Median price

\$597,750

Property type

House

Suburb

Epping VIC 3076

Period - From

01 Sept
2025

to

31 Aug
2025

Source

REA

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 six 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
7 Malcolm Walk, Epping, Vic 3076	\$547,000	12 May 2026
13 Bright Avenue, Epping, Vic 3076	\$580,000	23 May 2026
15 Seeber Street, Epping, Vic 3076	\$542,000	18 Apr 2026

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 six months.~~

This Statement of Information was prepared on:

19/09/2026 11:00