

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

3/1 KINLORA 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Epping

Period-from

01 Feb 2025

to

31 Jan 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

18E HOUSTON STREET EPPING VIC 3076	518000	22-Oct-25
26A REDDING RISE EPPING VIC 3076	505000	15-Sep-25
26E REDDING RISE EPPING VIC 3076	500000	04-Sep-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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18E HOUSTON STREET EPPING VIC 3076 Sold Price **518000** Sold Date **22-Oct-25**

2 2 1

Distance -



26A REDDING RISE EPPING VIC 3076 Sold Price **505000** Sold Date **15-Sep-25**

3 2 1

Distance -



26E REDDING RISE EPPING VIC 3076 Sold Price **500000** Sold Date **04-Sep-25**

2 2 1

Distance -

RS = Recent sale UN = Undisclosed Sale

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