

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

1/71 GRAND PARADE 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

\$600,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Epping

Period-from

01 Jan 2025

to

31 Dec 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

2/73 GRAND PARADE EPPING VIC 3076	\$555,500	12-Jul-25
6 WEDGE STREET EPPING VIC 3076	\$595,000	11-Oct-25
11 CAMPBELL STREET EPPING VIC 3076	\$675,000	14-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.~~

This Statement of Information was prepared on: 08 January 2026



2/73 GRAND PARADE EPPING VIC 3076 Sold Price **\$555,500** Sold Date **12-Jul-25**
 Distance **0.02km**
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6 WEDGE STREET EPPING VIC 3076 Sold Price **\$595,000** Sold Date **11-Oct-25**
 Distance **0.66km**
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11 CAMPBELL STREET EPPING VIC 3076 Sold Price **\$675,000** Sold Date **14-Oct-25**
 Distance **0.7km**
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RS = Recent sale UN = Undisclosed Sale

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