

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

3/64D NARINA WAY 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Epping

Period-from

01 Dec 2024

to

30 Nov 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

5/64D NARINA WAY EPPING VIC 3076	\$530,000	25-Aug-25
5 PYTHAGORAS STREET EPPING VIC 3076	\$490,000	10-Sep-24
404 HARVEST HOME ROAD EPPING VIC 3076	\$470,000	21-Sep-24

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: 05 December 2025

Joel Viavattene
P 0448151014
M 0448151014
E joelviavattene@rataandco.com.au



5/64D NARINA WAY EPPING VIC 3076

3 1 2

Sold Price **\$530,000** Sold Date **25-Aug-25**

Distance **0km**

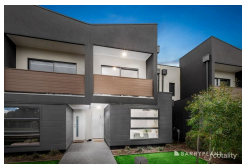


5 PYTHAGORAS STREET EPPING VIC 3076

3 2 1

Sold Price **\$490,000** Sold Date **10-Sep-24**

Distance **5.07km**



404 HARVEST HOME ROAD EPPING VIC 3076

3 2 2

Sold Price **\$470,000** Sold Date **21-Sep-24**

Distance **5.07km**

RS = Recent sale UN = Undisclosed Sale

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