

## 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

7/31 LOXTON TERRACE 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

\$530,000

&

\$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

Epping

Period-from

01 May 2025

to

30 Apr 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

1/26 LOXTON TERRACE EPPING VIC 3076	\$665,000	28-Mar-26
7/191 GORDONS ROAD SOUTH MORANG VIC 3752	\$563,000	14-Mar-26
1/15 BLUEBELL DRIVE EPPING VIC 3076	\$565,000	07-Feb-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.~~

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**1/26 LOXTON TERRACE EPPING  
VIC 3076**

3 1 1

Sold Price

<sup>RS</sup>

**\$665,000**

Sold Date

**28-Mar-26**

Distance

**0.15km**



**7/191 GORDONS ROAD SOUTH  
MORANG VIC 3752**

3 2 1

Sold Price

**\$563,000**

Sold Date

**14-Mar-26**

Distance

**1.82km**



**1/15 BLUEBELL DRIVE EPPING VIC  
3076**

2 1 2

Sold Price

**\$565,000**

Sold Date

**07-Feb-26**

Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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