Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	66 Yellowgum Drive, Epsom, Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $650,000 & $670,000

Median sale price

Median price $680,000 Property type *House* Suburb Epsom

Period - From 01/09/2025 to 30/11/2025 Source PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
55 Greenfield Drive, Epsom, VIC 3551	$650,000	07/07/2025
23 Garden Drive, Epsom, VIC 3551	$662,800	05/02/2025
6 Bushwalk Gr, Epsom, VIC 3551	$665,000	02/07/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 03/12/2025