

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

8 CERRIDWEN STREET 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,625

Property type

House

Suburb

Epping

Period-from

01 Aug 2024

to

31 Jul 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

12 EYNESBURY VIEW WOLLERT VIC 3750	\$686,000	07-Jun-25
18 KENMARE APPROACH WOLLERT VIC 3750	\$720,000	19-Jul-25
3 BRIGANTIA STREET EPPING VIC 3076	\$748,000	31-May-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: 25 August 2025

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12 EYNESBURY VIEW WOLLERT
VIC 3750

4 2 2

Sold Price \$686,000 Sold Date 07-Jun-25

Distance 0.56km



18 KENMARE APPROACH
WOLLERT VIC 3750

4 2 2

Sold Price \$720,000 Sold Date 19-Jul-25

Distance 1.08km



3 BRIGANTIA STREET EPPING VIC
3076

4 2 2

Sold Price \$748,000 Sold Date 31-May-25

Distance 0.21km

RS = Recent sale UN = Undisclosed Sale

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