

## 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

44 LONDONDERRY WAY EPSOM VIC 3551

### 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

\$770,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Epsom

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 18 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

4 JULIAN COURT EPSOM VIC 3551	\$770,000	28-Jan-26
7 ONEILL COURT EPSOM VIC 3551	\$765,100	27-Sep-25
10 GARDEN DRIVE EPSOM VIC 3551	\$747,000	21-Oct-25

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 18 months.~~

This Statement of Information was prepared on: 09 April 2026



**4 JULIAN COURT EPSOM VIC 3551** Sold Price <sup>RS</sup> **\$770,000** Sold Date **28-Jan-26**

3 2 4

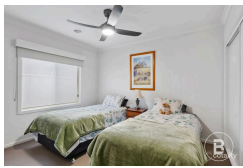
Distance **1.67km**



**7 ONEILL COURT EPSOM VIC 3551** Sold Price **\$765,100** Sold Date **27-Sep-25**

3 2 2

Distance **0.56km**



**10 GARDEN DRIVE EPSOM VIC 3551** Sold Price **\$747,000** Sold Date **21-Oct-25**

3 2 2

Distance **2.43km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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