

# 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	824 HIGH STREET EPPING VIC 3076
Including suburb and postcode	826 HIGH STREET 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	\$1,000,000 each or \$2,000,000 for both	&	\$1,100,000 each or \$2,200,000 for both
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**Note: The two houses are to be sold together, however stamp duty would be payable on an individual basis for each property. E.g.: At \$1,000,000 each you would need to pay \$55,000 x 2 = \$110,000 in Stamp Duty.**

The above information is a guide for local investors only. Please check with the SRO how much you are liable to pay.

### Median sale price

Median price	\$730,000	Property type	House	Suburb	Epping
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 two kilometres of the property for sale in the last six 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	\$	
2	\$	
3	\$	

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 six months.~~

This Statement of Information was prepared on: 4<sup>th</sup> April 2026