

## 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

9 HAYSTON BOULEVARD 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

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,500

Property type

House

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

3 FORMULA DRIVE WOLLERT VIC 3750	\$1,080,000	12-Feb-26
17 VILCINS VIEWS EPPING VIC 3076	\$1,000,000	26-Feb-26
16 ELLOURA AVENUE WOLLERT VIC 3750	\$980,000	11-Dec-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: 06 May 2026


**3 FORMULA DRIVE WOLLERT VIC  
3750**

4 2 2

Sold Price

**\$1,080,000**

Sold Date

**12-Feb-26**

Distance

**1.25km**
**17 VILCINS VIEWS EPPING VIC  
3076**

4 2 2

Sold Price

**\$1,000,000**

Sold Date

**26-Feb-26**

Distance

**1.02km**
**16 ELLOURA AVENUE WOLLERT  
VIC 3750**

4 2 2

Sold Price

**\$980,000**

Sold Date

**11-Dec-25**

Distance

**1.98km**

RS = Recent sale

UN = Undisclosed Sale

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