

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 FERTILE 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

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Epping

Period-from

01 Jun 2025

to

31 May 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 WISTOW CHASE WOLLERT VIC 3750 | \$687,500 | 27-Jun-26 |
| 9 SUPERNOVA STREET WOLLERT VIC 3750 | \$705,000 | 07-Mar-26 |
| 56 EDENVALE BOULEVARD WOLLERT VIC 3750 | \$686,000 | 18-Apr-26 |

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: 30 June 2026



3 WISTOW CHASE WOLLERT VIC 3750

3 2 2

Sold Price

^{RS}

\$687,500

Sold Date

27-Jun-26

Distance

1.45km



9 SUPERNOVA STREET WOLLERT VIC 3750

4 2 2

Sold Price

\$705,000

Sold Date

07-Mar-26

Distance

1.87km



56 EDENVALE BOULEVARD WOLLERT VIC 3750

3 2 2

Sold Price

\$686,000

Sold Date

18-Apr-26

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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