

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
32/30 WILLANDRA DRIVE 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 \$530,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$705,000 Property type Commercial Suburb Epping
Period-from 01 Nov 2024 to 31 Oct 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
9/28 LONGFORD ROAD EPPING VIC 3076	\$586,300	07-Oct-24
10/57 WILLANDRA DRIVE EPPING VIC 3076	\$530,750	27-Feb-25
38/25 TRAFALGAR ROAD EPPING VIC 3076	\$540,000	21-Sep-24

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: 28 November 2025



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9/28 LONGFORD ROAD EPPING
VIC 3076

Sold Price

\$586,300 Sold Date **07-Oct-24**



Distance **0.92km**



10/57 WILLANDRA DRIVE EPPING
VIC 3076

Sold Price

\$530,750 Sold Date **27-Feb-25**



Distance **0.31km**



38/25 TRAFALGAR ROAD EPPING
VIC 3076

Sold Price

\$540,000 Sold Date **21-Sep-24**



Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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