

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


**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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