

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

40/30 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

or range
between

\$230,000

&

\$253,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,750

Property type

Other

Suburb

Epping

Period-from

01 Oct 2024

to

30 Sep 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

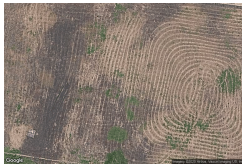
Date of sale

36/30 WILLANDRA DRIVE EPPING VIC 3076	\$242,000	29-Jan-25
39/30 WILLANDRA DRIVE EPPING VIC 3076	\$240,000	05-Sep-25
45/30 WILLANDRA DRIVE EPPING VIC 3076	\$200,000	05-Sep-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: 30 October 2025



**36/30 WILLANDRA DRIVE EPPING
VIC 3076**

Sold Price

\$242,000

Sold Date

29-Jan-25



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Distance

0km



**39/30 WILLANDRA DRIVE EPPING
VIC 3076**

Sold Price

\$240,000

Sold Date

05-Sep-25



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Distance

0km



**45/30 WILLANDRA DRIVE EPPING
VIC 3076**

Sold Price

\$200,000

Sold Date

05-Sep-25



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Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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