

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

41 Genesis Dr, 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 \$650,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median price \$701,500 *House *Unit Suburb EPPING VIC 3076

Period - From June 2025 to May 2026 Source Realestate.com

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 six 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
13 Hickory Place, Epping, Vic 3076	\$675,000	21/04/2026
24 Pin Oak Mews, Epping, Vic 3076	\$630,000	18/05/2026
3 Granite Outlook, Epping, Vic 3076	\$668,000	16/05/2026

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 six months.