

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 MAGNOLIA COURT EPSOM VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

House

Suburb

Epsom

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 five kilometres of the property for sale in the last 18 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

201 IRONSTONE ROAD ASCOT VIC 3551	\$891,000	29-Aug-25
4 HEREFORD DRIVE ASCOT VIC 3551	\$881,000	08-Jul-25
11 SHEOAK STREET EPSOM VIC 3551	\$817,500	05-Feb-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 October 2025



201 IRONSTONE ROAD ASCOT VIC 3551

Sold Price

^{RS}

\$891,000

Sold Date

29-Aug-25

 4

 2

 2

Distance

1.35km



4 HEREFORD DRIVE ASCOT VIC 3551

Sold Price

^{RS}

\$881,000

Sold Date

08-Jul-25

 4

 2

 2

Distance

1.39km



11 SHEOAK STREET EPSOM VIC 3551

Sold Price

\$817,500

Sold Date

05-Feb-25

 4

 2

 2

Distance

2.14km

RS = Recent sale

UN = Undisclosed Sale

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