

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

306 MIDLAND HIGHWAY, EPSOM, VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$800,000

or range between

&

### Median sale price

Median price

\$630,000

Property Type

House

Suburb

EPSOM

Period - From

01 May 2025

to

30 Apr 2026

Source

Cotality

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

246-248 MIDLAND HIGHWAY EPSOM VIC 3551

\$770,000

20-Mar-26

4 JULIAN COURT EPSOM VIC 3551

\$770,000

28-Jan-26

16 VERBENA TERRACE EPSOM VIC 3551

\$802,000

09-Apr-26

This Statement of Information was prepared on: 6/05/2026