












Epsom




Residential Sales Statistics – December 2022

	Address and details	Sale Price	CV (2020)	% Sale Price vs CV	Unconditional Date	Land Area (m ²)	Days on Market
	40 Mountain Road 7 Bedrooms Floor area: 317m ²	\$3,760,000	\$4,300,000	-12%	07/12/22	2050m ²	41
	12 Claude Road 4 Bedrooms Floor area: 247m ²	\$3,680,000	\$4,650,000	-20%	19/12/22	938m ²	19
	1/271 Gillies Avenue 4 Bedrooms Floor area: 247m ²	\$2,650,000	\$2,350,000	+12%	07/12/22	Crosslease Title	63
	42 Empire Road 5 Bedrooms Floor area: N/A	\$2,560,000	New Build	N/A	19/12/22	264m ²	41
	2B Atherton Road 4 Bedrooms Floor area: 243m ²	\$2,350,000	\$2,325,000	+1%	15/12/22	Crosslease Title	28
	208/223D Green Lane West 3 Bedrooms Floor area: 127m ²	\$2,225,000	TBA	TBA	08/12/22	Unit Title	86
	5B Domett Avenue 4 Bedrooms Floor area: 230m ²	\$2,200,000	\$2,500,000	-12%	09/12/22	Crosslease Title	124
	3/4 Crescent Road 4 Bedrooms Floor area: 220m ²	\$1,800,000	\$1,975,000	-8%	13/12/22	Crosslease Title	N/A
	406/41 Gillies Avenue 3 Bedrooms Floor area: 122m ²	\$1,399,000	\$1,925,000	-27%	01/12/22	Unit Title	162



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 <p>21C Selwyn Road 3 Bedrooms Floor area: 147m²</p>	\$1,342,500	\$1,775,000	-24%	08/12/22	Crosslease Title	100
 <p>2/166 St Andrews Road 3 Bedrooms Floor area: 128m²</p>	\$1,038,800	\$1,380,000	-24%	21/12/22	Crosslease Title	53
 <p>11/21 Kipling Avenue 1 Bedrooms Floor area: 58m²</p>	\$750,000	\$770,000	-2%	01/12/22	Crosslease Title	60