

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

20/5 PINEY RIDGE ENDEAVOUR HILLS VIC 3802

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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Sep 2025

to

31 Aug 2026

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

53/5 PINEY RIDGE ENDEAVOUR HILLS VIC 3802	\$661,000	19-Apr-26
3/60 ARTHUR PHILLIP DRIVE ENDEAVOUR HILLS VIC 3802	\$680,000	22-May-26
1/19 LEIGH COURT DOVETON VIC 3177	\$670,000	14-Mar-26

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: 09 September 2026

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53/5 PINEY RIDGE ENDEAVOUR HILLS VIC 3802

3 1 2

Sold Price **\$661,000** Sold Date **19-Apr-26**

Distance **0.13km**



3/60 ARTHUR PHILLIP DRIVE ENDEAVOUR HILLS VIC 3802

3 1 1

Sold Price **\$680,000** Sold Date **22-May-26**

Distance **1.83km**



1/19 LEIGH COURT DOVETON VIC 3177

3 1 1

Sold Price **\$670,000** Sold Date **14-Mar-26**

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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