

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

3 ENFIELD CLOSE 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

\$1,080,000

&

\$1,188,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,500

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jul 2024

to

30 Jun 2025

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

8 ENFIELD CLOSE ENDEAVOUR HILLS VIC 3802	\$1,100,000	20-Mar-25
9 NAREEN AVENUE ENDEAVOUR HILLS VIC 3802	\$920,000	25-Mar-25
9 BRANDO COURT ENDEAVOUR HILLS VIC 3802	\$1,310,000	07-May-25

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: 22 July 2025



8 ENFIELD CLOSE ENDEAVOUR HILLS VIC 3802

 4
  2
  2

Sold Price

\$1,100,000

Sold Date

20-Mar-25

Distance

0.08km


9 NAREEN AVENUE ENDEAVOUR HILLS VIC 3802

 4
  2
  2

Sold Price

\$920,000

Sold Date

25-Mar-25

Distance

1.93km


9 BRANDO COURT ENDEAVOUR HILLS VIC 3802

 4
  2
  2

Sold Price

\$1,310,000

Sold Date

07-May-25

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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