

## 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 Irvine Close, Endeavour Hills, VIC 3802

### Indicative selling price

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

Price Range \$985,000 & \$1,075,000

### Median sale price

Median price \$835,000 Property Type House Suburb Endeavour Hills (3802)

Period - From 01/05/2025 to 01/06/2026 Source Price Finder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
22 EDWARD FREETH DRIVE, ENDEAVOUR HILLS VIC 3802	\$970,000	26/05/2026
4 RHYL CLOSE, ENDEAVOUR HILLS VIC 3802	\$1,025,000	23/05/2026
69 SYDNEY PARKINSON AVENUE, ENDEAVOUR HILLS VIC 3802	\$1,011,000	11/04/2026

This Statement of Information was prepared on: 30/06/2026