

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	2/46 Arthur Phillip Drive, Endeavour Hills, VIC 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$580,000	&	\$630,000
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Median sale price

Median price	\$815,000	Property Type	House	Suburb	Endeavour Hills (3802)
Period - From	01/07/2025	to	31/07/2025	Source	price finder

Comparable property sales

A These are two 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
3/14 MONTEITH CRESCENT, ENDEAVOUR HILLS VIC 3802	\$620,000	31/05/2025
1/7 JOHN HUNTER DRIVE, ENDEAVOUR HILLS VIC 3802	\$641,000	31/01/2025

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 six months.

This Statement of Information was prepared on:	11/08/2025
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