

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

13 Brandon Court, Endeavour Hills Vic 3802

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$850,000 Property Type House Suburb Endeavour Hills

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 4 Earls Ct ENDEAVOUR HILLS 3802 | \$977,000 | 10/05/2025 |
| 2 | 8 Reema Blvd ENDEAVOUR HILLS 3802 | \$880,000 | 02/04/2025 |
| 3 | 9 Nareen Av ENDEAVOUR HILLS 3802 | \$920,000 | 27/03/2025 |

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 six months.~~

This Statement of Information was prepared on:

11/06/2025 11:10



 4  2  4

Property Type: House (Previously Occupied - Detached)
Land Size: 685 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$968,000
Median House Price
 March quarter 2025: \$850,000

Comparable Properties



4 Earls Ct ENDEAVOUR HILLS 3802 (REI)

Agent Comments

 4  2  4

Price: \$977,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 775 sqm approx



8 Reema Blvd ENDEAVOUR HILLS 3802 (REI)

Agent Comments

 4  2  3

Price: \$880,000
Method: Private Sale
Date: 02/04/2025
Property Type: House
Land Size: 650 sqm approx



9 Nareen Av ENDEAVOUR HILLS 3802 (REI)

Agent Comments

 4  2  2

Price: \$920,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 613 sqm approx

Account - Barry Plant | P: 03 9803 0400