

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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,500

Property type

House

Suburb

Endeavour Hills

Period-from

01 Aug 2024

to

31 Jul 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
5 FINLEY COURT ENDEAVOUR HILLS VIC 3802	\$990,000	20-Mar-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: 04 August 2025



**8 ENFIELD CLOSE ENDEAVOUR
HILLS VIC 3802**

 4  2  2

Sold Price

\$1,100,000

Sold Date

20-Mar-25

Distance

0.08km



**5 FINLEY COURT ENDEAVOUR
HILLS VIC 3802**

 4  2  2

Sold Price

\$990,000

Sold Date

20-Mar-25

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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