

## 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 AQUILA CRESCENT ENDEAVOUR HILLS VIC 3802

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$792,000

### 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

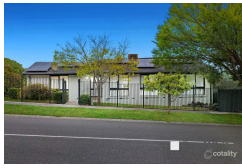
Date of sale

13 HARDMAN COURT ENDEAVOUR HILLS VIC 3802	-	30-Apr-25
3 KENNINGTON PARK DRIVE ENDEAVOUR HILLS VIC 3802	\$782,000	14-Jul-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: 28 July 2025



**13 HARDMAN COURT ENDEAVOUR HILLS VIC 3802**

 4  2  2

RS UN Sold Price - Sold Date **30-Apr-25**

Distance **1.09km**



**3 KENNINGTON PARK DRIVE ENDEAVOUR HILLS VIC 3802**

 3  2  3

Sold Price <sup>RS</sup> **\$782,000** Sold Date **14-Jul-25**

Distance **1.81km**

RS = Recent sale UN = Undisclosed Sale

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