

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

9 BROUGHAM CLOSE EUMEMMERRING VIC 3177

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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Eumemmerring

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

2 COX COURT ENDEAVOUR HILLS VIC 3802	735000	14-May-25
16 BRAMWELL CLOSE ENDEAVOUR HILLS VIC 3802	770000	13-May-25
17 ROSSITER AVENUE ENDEAVOUR HILLS VIC 3802	778888	11-Jun-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: 10 August 2025

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2 COX COURT ENDEAVOUR HILLS VIC 3802

 3  1  1

Sold Price

^{RS} **735000** Sold Date **14-May-25**

Distance **0.59km**



16 BRAMWELL CLOSE ENDEAVOUR HILLS VIC 3802

 3  1  1

Sold Price

770000 Sold Date **13-May-25**

Distance **1.02km**



17 ROSSITER AVENUE ENDEAVOUR HILLS VIC 3802

 3  1  2

Sold Price

^{RS} **778888** Sold Date **11-Jun-25**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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