

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

3/7 REDLEAP COURT 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

| | | |
|---|-----------|-----------|
| 3/81 ALDRIDGE STREET ENDEAVOUR HILLS VIC 3802 | \$775,000 | 06-May-25 |
| 11/122 KENNINGTON PARK DRIVE ENDEAVOUR HILLS VIC 3802 | \$760,000 | 25-Mar-25 |
| 14/118 KENNINGTON PARK DRIVE ENDEAVOUR HILLS VIC 3802 | \$760,000 | 13-Jan-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: 24 June 2025

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**3/81 ALDRIDGE STREET
ENDEAVOUR HILLS VIC 3802**

4 3 2

Sold Price

RS

\$775,000

Sold Date **06-May-25**

Distance **3.16km**



**11/122 KENNINGTON PARK DRIVE
ENDEAVOUR HILLS VIC 3802**

4 2 2

Sold Price

\$760,000

Sold Date **25-Mar-25**

Distance **2.25km**



**14/118 KENNINGTON PARK DRIVE
ENDEAVOUR HILLS VIC 3802**

4 3 2

Sold Price

Sold Date **13-Jan-25**

Distance **2.22km**

RS = Recent sale

UN = Undisclosed Sale

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