

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

2/16 OBAN 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Mar 2024

to

28 Feb 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

12/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$610,000	31-Oct-24
25/5 PINEY RIDGE ENDEAVOUR HILLS VIC 3802	\$605,000	06-Mar-25
40/5 PINEY RIDGE ENDEAVOUR HILLS VIC 3802	\$640,000	18-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: 14 March 2025



**12/8 MONTEITH CRESCENT
ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price **\$610,000** Sold Date **31-Oct-24**

Distance **0.34km**



**25/5 PINEY RIDGE ENDEAVOUR
HILLS VIC 3802**

3 1 1

Sold Price ^{RS} **\$605,000** Sold Date **06-Mar-25**

Distance **0.55km**



**40/5 PINEY RIDGE ENDEAVOUR
HILLS VIC 3802**

3 1 2

Sold Price **\$640,000** Sold Date **18-Jan-25**

Distance **0.55km**

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

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