

## 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

25 GEORGETTE CRESCENT ENDEAVOUR HILLS VIC 3802

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$809,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Dec 2023

to

30 Nov 2024

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

2 MILBURN COURT ENDEAVOUR HILLS VIC 3802	\$1,280,000	14-Oct-24
20 MONKHOUSE DRIVE ENDEAVOUR HILLS VIC 3802	\$1,100,000	07-Nov-24
3 MONKHOUSE DRIVE ENDEAVOUR HILLS VIC 3802	\$1,090,000	06-Jul-24

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: 03 December 2024



**2 MILBURN COURT ENDEAVOUR HILLS VIC 3802**

 5  3  3

Sold Price <sup>RS</sup> **\$1,280,000** Sold Date **14-Oct-24**

Distance **0.58km**



**20 MONKHOUSE DRIVE ENDEAVOUR HILLS VIC 3802**

 5  3  3

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **07-Nov-24**

Distance **1.33km**



**3 MONKHOUSE DRIVE ENDEAVOUR HILLS VIC 3802**

 5  2  1

Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **06-Jul-24**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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