

## 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 SWISS COURT 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

\$840,000

&

\$879,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$813,750

Property type

House

Suburb

Endeavour Hills

Period-from

01 Apr 2024

to

31 Mar 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 ISAAC SMITH CRESCENT ENDEAVOUR HILLS VIC 3802 | \$875,000 | 13-Mar-25 |
| 4 ASTRAN COURT ENDEAVOUR HILLS VIC 3802         | \$832,500 | 20-Feb-25 |
| 5 CROSSDALE RISE ENDEAVOUR HILLS VIC 3802       | \$825,000 | 23-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: 08 April 2025

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## 3 ISAAC SMITH CRESCENT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

RS

**\$875,000**

Sold Date

**13-Mar-25**

Distance

**1.11km**



## 4 ASTRAN COURT ENDEAVOUR HILLS VIC 3802

4 2 1

Sold Price

RS

**\$832,500**

Sold Date

**20-Feb-25**

Distance

**2.44km**



## 5 CROSSDALE RISE ENDEAVOUR HILLS VIC 3802

3 2 1

Sold Price

**\$825,000**

Sold Date

**23-Jan-25**

Distance

**1.72km**

RS = Recent sale

UN = Undisclosed Sale

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