

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 JOHN EDGCUMBE WAY 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

\$749,000

&

\$823,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Sep 2022

to

31 Aug 2023

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

11 BARRIER REEF CIRCUIT ENDEAVOUR HILLS VIC 3802	\$749,000	30-Jun-23
4 ROBERT MOLYNEUX AVENUE ENDEAVOUR HILLS VIC 3802	\$830,000	05-Jul-23
18 ARTHUR PHILLIP DRIVE ENDEAVOUR HILLS VIC 3802	\$780,000	18-Aug-23

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 September 2023



**11 BARRIER REEF CIRCUIT
 ENDEAVOUR HILLS VIC 3802**

4 2 4

Sold Price **\$749,000** Sold Date **30-Jun-23**

Distance **0.56km**



**4 ROBERT MOLYNEUX AVENUE
 ENDEAVOUR HILLS VIC 3802**

3 2 4

Sold Price **\$830,000** Sold Date **05-Jul-23**

Distance **0.42km**



**18 ARTHUR PHILLIP DRIVE
 ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price ^{RS} **\$780,000** Sold Date **18-Aug-23**

Distance **0.5km**



**1 HEADINGLY COURT ENDEAVOUR
 HILLS VIC 3802**

3 2 1

Sold Price ^{RS} **\$820,000** Sold Date **12-Sep-23**

Distance **0.74km**



**362 JAMES COOK DRIVE
 ENDEAVOUR HILLS VIC 3802**

3 - 2

Sold Price **\$815,000** Sold Date **23-Jun-23**

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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