

A yellow bicycle with a brown saddle and handlebars is parked on a paved surface. The bicycle has a white wire basket on the front handlebars, filled with pink flowers and green foliage. It is positioned in front of a white picket fence with decorative posts. The background shows a blurred residential street with trees and buildings.

**RayWhite.**

**Statement  
of  
information**

**3 JAMIL COURT, ENDEAVOUR HILLS, VIC 3802  
PREPARED BY MO ZEITOUNEH, RAY WHITE DANDENONG**

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale


Address Including suburb and postcode: **3 JAMIL 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)

Price Range: **\$845,000 to \$920,000**

### Median sale price

Median price: **\$815,000** Property type: **House** Suburb: **ENDEAVOUR HILLS**  
Period: **01 July 2024 to 31 December 2024** Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
23 CONRAN AVE, ENDEAVOUR HILLS, VIC 3802	\$900,000	03/10/2024
23 LAWSON WAY, ENDEAVOUR HILLS, VIC 3802	\$920,000	26/08/2024
14 HANNA DR, ENDEAVOUR HILLS, VIC 3802	*\$940,000	10/01/2025

This Statement of Information was prepared on: **12/02/2025**