

# 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 255 James Cook Drive, 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)

Price Range \$880,000 & \$960,000

### Median sale price

Median price \$815,000 Property Type House Suburb Endeavour Hills (3802)  
Period - From 01/01/2023 to 31/08/2024 Source price finder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
13 THOMAS MITCHELL DRIVE, ENDEAVOUR HILLS VIC 3802	\$880,000	03/10/2024
9 GREGORY CLOSE, ENDEAVOUR HILLS VIC 3802	\$885,000	25/09/2024
7 BROADWALK GROVE, ENDEAVOUR HILLS VIC 3802	\$961,666	10/09/2024

This Statement of Information was prepared on: 10/10/2024