

## 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

1/20 BRAMWELL CLOSE 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

\$550,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 8/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803    | \$560,000 | 05-May-26 |
| 65A JOHN FAWKNER DRIVE ENDEAVOUR HILLS VIC 3802 | \$575,000 | 13-Jun-26 |
| 1/32 OLIVE ROAD EUMEMMERRING VIC 3177           | \$590,000 | 26-Mar-26 |

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: 21 July 2026



**8/59-61 BELGRAVE-HALLAM ROAD** Sold Price  
**HALLAM VIC 3803**

2 1 1

**\$560,000** Sold Date **05-May-26**

Distance **1.16km**



**65A JOHN FAWKNER DRIVE**  
**ENDEAVOUR HILLS VIC 3802**

2 1 1

Sold Price <sup>RS</sup> **\$575,000** Sold Date **13-Jun-26**

Distance **1.28km**



**1/32 OLIVE ROAD EUMEMMERRING** Sold Price  
**VIC 3177**

2 1 1

**\$590,000** Sold Date **26-Mar-26**

Distance **1.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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