

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

1/22 HEATHERTON ROAD 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,750

Property type

House

Suburb

Endeavour Hills

Period-from

01 Oct 2024

to

30 Sep 2025

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

7A NADIA COURT ENDEAVOUR HILLS VIC 3802	\$712,500	04-Aug-25
33 AMALFI DRIVE ENDEAVOUR HILLS VIC 3802	\$700,000	16-May-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: 22 October 2025

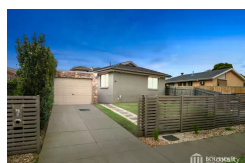


**7A NADIA COURT ENDEAVOUR
HILLS VIC 3802**

 3
  2
  1

Sold Price **\$712,500** Sold Date **04-Aug-25**

Distance **0.42km**



**33 AMALFI DRIVE ENDEAVOUR
HILLS VIC 3802**

 3
  2
  1

Sold Price **\$700,000** Sold Date **16-May-25**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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