

## 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

1/6 PRESTON AVENUE 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Dec 2024

to

30 Nov 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

1/34 JOHN HUNTER DRIVE ENDEAVOUR HILLS VIC 3802	\$620,000	23-Sep-25
5/116 JOHN FAWKNER DRIVE ENDEAVOUR HILLS VIC 3802	\$625,000	02-Sep-25
2/13 EILDON ROAD ENDEAVOUR HILLS VIC 3802	\$650,000	24-Sep-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: 01 December 2025



**1/34 JOHN HUNTER DRIVE  
ENDEAVOUR HILLS VIC 3802**

 2  1  1

Sold Price **\$620,000** Sold Date **23-Sep-25**

Distance **0.39km**



**5/116 JOHN FAWKNER DRIVE  
ENDEAVOUR HILLS VIC 3802**

 2  1  2

Sold Price <sup>RS</sup> **\$625,000** Sold Date **02-Sep-25**

Distance **1.7km**



**2/13 EILDON ROAD ENDEAVOUR  
HILLS VIC 3802**

 3  1  -

Sold Price **\$650,000** Sold Date **24-Sep-25**

Distance **2.55km**

RS = Recent sale

UN = Undisclosed Sale

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