

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 Gurner Court, Endeavour Hills, VIC 3802
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range	\$830,000	&	\$910,000
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Median sale price

Median price	\$815,000	Property Type	House	Suburb	Endeavour Hills (3802)
Period - From	01/08/2024	to	01/08/2025	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
2 MERTON COURT, ENDEAVOUR HILLS VIC 3802	\$905,000	06/09/2025
36 PRESTON AVENUE, ENDEAVOUR HILLS VIC 3802	\$845,500	22/08/2025
23 JOSEPH BANKS CRESCENT, ENDEAVOUR HILLS VIC 3802	\$917,500	16/08/2025

This Statement of Information was prepared on: 09/09/2025