

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 HANOVER COURT 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

\$1,300,000

&

\$1,400,000

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

4 GRAY CLOSE ENDEAVOUR HILLS VIC 3802	\$1,500,000	09-Jul-25
32 JOHN EDGCUMBE WAY ENDEAVOUR HILLS VIC 3802	\$1,195,000	26-Aug-25
15 STAINSBY CLOSE ENDEAVOUR HILLS VIC 3802	\$1,170,000	31-Jul-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: 27 October 2025



4 GRAY CLOSE ENDEAVOUR HILLS VIC 3802

Sold Price

^{RS}

\$1,500,000

Sold Date

09-Jul-25



4



3



2

Distance

0.88km



32 JOHN EDGCUMBE WAY ENDEAVOUR HILLS VIC 3802

Sold Price

^{RS}

\$1,195,000

Sold Date

26-Aug-25



4



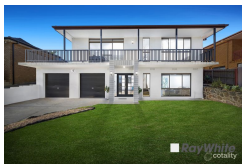
2



2

Distance

1.86km



15 STAINSBY CLOSE ENDEAVOUR HILLS VIC 3802

Sold Price

^{RS}

\$1,170,000

Sold Date

31-Jul-25



4



3



2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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