

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

13 AMALFI DRIVE 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

\$669,000

&

\$735,900

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

3 ISAAC SMITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$875,000	13-Mar-25
16 REARDEN CLOSE ENDEAVOUR HILLS VIC 3802	\$820,000	21-Jun-25
13 TERRELL CLOSE ENDEAVOUR HILLS VIC 3802	-	21-Jun-24

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 October 2025



3 ISAAC SMITH CRESCENT ENDEAVOUR HILLS VIC 3802

 3
  2
  2

Sold Price

\$875,000

Sold Date

13-Mar-25

Distance

0.33km


16 REARDEN CLOSE ENDEAVOUR HILLS VIC 3802

 3
  2
  2

Sold Price

\$820,000

Sold Date

21-Jun-25

Distance

0.37km


13 TERRELL CLOSE ENDEAVOUR HILLS VIC 3802

 3
  2
  2

Sold Price

- Sold Date

21-Jun-24

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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