

## 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

16 HAMSTEAD COURT ENDEAVOUR HILLS VIC 3802

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$813,750

Property type

House

Suburb

Endeavour Hills

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 MELINA COURT ENDEAVOUR HILLS VIC 3802	\$705,000	18-Feb-25
1 GLASGOW COURT ENDEAVOUR HILLS VIC 3802	\$715,000	28-Nov-24
50 SCOTSBURN WAY ENDEAVOUR HILLS VIC 3802	\$780,000	01-Nov-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: 10 April 2025



## 1 MELINA COURT ENDEAVOUR HILLS VIC 3802

3 1 1

Sold Price **\$705,000** Sold Date **18-Feb-25**

Distance **0.54km**



## 1 GLASGOW COURT ENDEAVOUR HILLS VIC 3802

3 1 1

Sold Price **\$715,000** Sold Date **28-Nov-24**

Distance **1.67km**



## 50 SCOTSBURN WAY ENDEAVOUR HILLS VIC 3802

3 1 1

Sold Price **\$780,000** Sold Date **01-Nov-24**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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