

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

2 BAILEYANA 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Sep 2024

to

31 Aug 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 ELATA PLACE ENDEAVOUR HILLS VIC 3802	\$800,000	28-May-25
10 CLANGULA COURT ENDEAVOUR HILLS VIC 3802	\$782,500	28-Aug-25
16 HAMSTEAD COURT ENDEAVOUR HILLS VIC 3802	\$800,000	01-May-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: 29 September 2025


**1 ELATA PLACE ENDEAVOUR
HILLS VIC 3802**
 3  1  2

 Sold Price **\$800,000** Sold Date **28-May-25**

 Distance **0.1km**

**10 CLANGULA COURT
ENDEAVOUR HILLS VIC 3802**
 3  1  2

 Sold Price ^{RS} **\$782,500** Sold Date **28-Aug-25**

 Distance **0.94km**

**16 HAMSTEAD COURT
ENDEAVOUR HILLS VIC 3802**
 3  1  1

 Sold Price **\$800,000** Sold Date **01-May-25**

 Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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