

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 SWISS 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

\$840,000

&

\$879,000

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

3 ISAAC SMITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$875,000	13-Mar-25
4 ASTRAN COURT ENDEAVOUR HILLS VIC 3802	\$832,500	20-Feb-25
5 CROSSDALE RISE ENDEAVOUR HILLS VIC 3802	\$825,000	23-Jan-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: 08 April 2025

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3 ISAAC SMITH CRESCENT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

RS

\$875,000

Sold Date

13-Mar-25

Distance

1.11km



4 ASTRAN COURT ENDEAVOUR HILLS VIC 3802

4 2 1

Sold Price

RS

\$832,500

Sold Date

20-Feb-25

Distance

2.44km



5 CROSSDALE RISE ENDEAVOUR HILLS VIC 3802

3 2 1

Sold Price

\$825,000

Sold Date

23-Jan-25

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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