

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

3 BENALLA CLOSE 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

\$810,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 May 2024

to

30 Apr 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

4 ASTRAN COURT ENDEAVOUR HILLS VIC 3802	\$832,500	21-Feb-25
7 TENCH RISE ENDEAVOUR HILLS VIC 3802	\$840,000	07-Jan-25
8 REEMA BOULEVARD ENDEAVOUR HILLS VIC 3802	\$880,000	02-Apr-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: 23 May 2025



4 ASTRAN COURT ENDEAVOUR HILLS VIC 3802

 4  2  1

Sold Price

\$832,500

Sold Date

21-Feb-25

Distance

1.61km



7 TENCH RISE ENDEAVOUR HILLS VIC 3802

 4  2  2

Sold Price

\$840,000

Sold Date

07-Jan-25

Distance

0.85km



8 REEMA BOULEVARD ENDEAVOUR HILLS VIC 3802

 4  2  3

Sold Price

^{RS} **\$880,000**

Sold Date

02-Apr-25

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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