

## 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

36 THOMAS MITCHELL DRIVE ENDEAVOUR HILLS VIC 3802

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$836,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                                   |             |           |
|---------------------------------------------------|-------------|-----------|
| 103 JOHN FAWKNER DRIVE ENDEAVOUR HILLS VIC 3802   | \$950,000   | 23-Feb-26 |
| 14 PRIDHAM COURT ENDEAVOUR HILLS VIC 3802         | \$1,010,000 | 11-Sep-25 |
| 31 THOMAS MITCHELL DRIVE ENDEAVOUR HILLS VIC 3802 | \$1,038,800 | 24-Nov-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: 02 March 2026


**103 JOHN FAWKNER DRIVE  
ENDEAVOUR HILLS VIC 3802**

 4
  2
  2

Sold Price <sup>RS</sup> **\$950,000** <sup>UN</sup> Sold Date **23-Feb-26**

Distance **0.74km**


**14 PRIDHAM COURT ENDEAVOUR  
HILLS VIC 3802**

 4
  2
  2

Sold Price **\$1,010,000** Sold Date **11-Sep-25**

Distance **0.24km**


**31 THOMAS MITCHELL DRIVE  
ENDEAVOUR HILLS VIC 3802**

 4
  2
  2

Sold Price **\$1,038,800** Sold Date **24-Nov-25**

Distance **0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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