

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

5/116 JOHN FAWKNER 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

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Aug 2024

to

31 Jul 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

1/116 JOHN FAWKNER DRIVE ENDEAVOUR HILLS VIC 3802	\$590,000	16-Aug-24
3/14 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$620,000	31-May-25
31/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$600,000	04-Mar-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: 23 August 2025



**1/116 JOHN FAWKNER DRIVE
ENDEAVOUR HILLS VIC 3802**

 3  2  1

Sold Price **\$590,000** Sold Date **16-Aug-24**

Distance **0km**



**3/14 MONTEITH CRESCENT
ENDEAVOUR HILLS VIC 3802**

 2  1  1

Sold Price **\$620,000** Sold Date **31-May-25**

Distance **0.61km**



**31/8 MONTEITH CRESCENT
ENDEAVOUR HILLS VIC 3802**

 3  1  2

Sold Price **\$600,000** Sold Date **04-Mar-24**

Distance **0.63km**



**32/8 MONTEITH CRESCENT
ENDEAVOUR HILLS VIC 3802**

 3  1  2

Sold Price **\$603,000** Sold Date **10-Jun-24**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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