

## 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

6 PILOSA PLACE ENDEAVOUR HILLS VIC 3802

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$820,000

### 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

3 ISAAC SMITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$875,000	13-Mar-25
6 GATHREY COURT ENDEAVOUR HILLS VIC 3802	\$875,000	21-Jan-25
3 JORDAN COURT ENDEAVOUR HILLS VIC 3802	\$850,000	09-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: 12 May 2025



## 3 ISAAC SMITH CRESCENT ENDEAVOUR HILLS VIC 3802

 3  2  2

Sold Price

<sup>RS</sup>

**\$875,000**

Sold Date

**13-Mar-25**

Distance

**1.24km**



## 6 GATHREY COURT ENDEAVOUR HILLS VIC 3802

 3  2  2

Sold Price

**\$875,000**

Sold Date

**21-Jan-25**

Distance

**1.75km**



## 3 JORDAN COURT ENDEAVOUR HILLS VIC 3802

 3  2  2

Sold Price

**\$850,000**

Sold Date

**09-Jan-25**

Distance

**1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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