

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

9 BROUGHAM CLOSE EUMEMMERRING VIC 3177

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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Eumemmerring

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

2 COX COURT ENDEAVOUR HILLS VIC 3802	\$735,000	14-May-25
16 BRAMWELL CLOSE ENDEAVOUR HILLS VIC 3802	\$770,000	13-May-25
17 ROSSITER AVENUE ENDEAVOUR HILLS VIC 3802	\$778,889	10-Jun-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.~~

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2 COX COURT ENDEAVOUR HILLS VIC 3802

 3  1  1

Sold Price

RS

\$735,000

Sold Date

14-May-25

Distance

0.59km



16 BRAMWELL CLOSE ENDEAVOUR HILLS VIC 3802

 3  1  1

Sold Price

\$770,000

Sold Date

13-May-25

Distance

1.02km



17 ROSSITER AVENUE ENDEAVOUR HILLS VIC 3802

 3  1  2

Sold Price

\$778,889

Sold Date

10-Jun-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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