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.~~

This Statement of Information was prepared on: 25 August 2025

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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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