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	97 SYDNEY PARKINSON AVENUE 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~~		or range between	$850,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$807,000	Property type	House	Suburb	Endeavour Hills
Period-from	01 Nov 2024	to	31 Oct 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
12 SHAFER COURT ENDEAVOUR HILLS VIC 3802	$870,000	23-Oct-25
23 JOSEPH BANKS CRESCENT ENDEAVOUR HILLS VIC 3802	$917,500	17-Aug-25
6 ROBINVALE COURT ENDEAVOUR HILLS VIC 3802	$920,000	13-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.~~

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12 SHAFER COURT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price RS $870,000 Sold Date 23-Oct-25

Distance 0.36km

23 JOSEPH BANKS CRESCENT ENDEAVOUR HILLS VIC 3802

3 2 1

Sold Price $917,500 Sold Date 17-Aug-25

Distance 1.55km

6 ROBINVALE COURT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price RS $920,000 Sold Date 13-Nov-25

Distance 1.62km

RS = Recent sale **UN** = Undisclosed Sale

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