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	2 HARVEY PLACE 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	$820,000	&	$902,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$836,000	Property type	House	Suburb	Endeavour Hills
Period-from	01 Feb 2025	to	31 Jan 2026	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
37 CHALCOT DRIVE ENDEAVOUR HILLS VIC 3802	$900,000	14-Nov-25
30 CHARLES GREEN AVENUE ENDEAVOUR HILLS VIC 3802	$831,000	18-Oct-25
11 WADHAM COURT ENDEAVOUR HILLS VIC 3802	$890,000	22-Sep-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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37 CHALCOT DRIVE ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price RS $900,000 Sold Date 14-Nov-25

Distance 0.85km



30 CHARLES GREEN AVENUE ENDEAVOUR HILLS VIC 3802

4 2 4

Sold Price $831,000 Sold Date 18-Oct-25

Distance 0.41km



11 WADHAM COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price $890,000 Sold Date 22-Sep-25

Distance 1.36km

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

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