

## 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

7 HOWSON CLOSE ENDEAVOUR HILLS VIC 3802

### Indicative selling price

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

Single Price

\$900,000

or range  
between

&

### 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 |
| 1 EDIS COURT ENDEAVOUR HILLS VIC 3802     | \$900,000 | 28-Jan-26 |
|                                           |           |           |

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: 27 February 2026



### 37 CHALCOT DRIVE ENDEAVOUR HILLS VIC 3802

 4
  2
  2

Sold Price

**\$900,000**

Sold Date

**14-Nov-25**

Distance

**0.48km**


### 1 EDIS COURT ENDEAVOUR HILLS VIC 3802

 4
  2
  1

Sold Price

<sup>RS</sup> **\$900,000** <sup>UN</sup>

Sold Date

**28-Jan-26**

Distance

**0.49km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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