

## 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 MUNSTER COURT 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

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$831,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Mar 2025

to

28 Feb 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

8 LACHLAN DRIVE ENDEAVOUR HILLS VIC 3802	\$830,000	16-Jan-26
11 FULHAM COURT ENDEAVOUR HILLS VIC 3802	\$830,000	04-Dec-25
11 BARKER COURT ENDEAVOUR HILLS VIC 3802	\$830,000	17-Feb-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.~~

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**8 LACHLAN DRIVE ENDEAVOUR HILLS VIC 3802**

 3  1  3

Sold Price

<sup>RS</sup> **\$830,000**

Sold Date

**16-Jan-26**

Distance

**1.18km**



**11 FULHAM COURT ENDEAVOUR HILLS VIC 3802**

 3  1  3

Sold Price

**\$830,000**

Sold Date

**04-Dec-25**

Distance

**0.2km**



**11 BARKER COURT ENDEAVOUR HILLS VIC 3802**

 3  1  2

Sold Price

<sup>RS</sup> **\$830,000**

Sold Date

**17-Feb-26**

Distance

**1.51km**

RS = Recent sale

UN = Undisclosed Sale

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