

## 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

74 JOHN FAWKNER DRIVE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,250

Property type

House

Suburb

Endeavour Hills

Period-from

01 May 2025

to

30 Apr 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

3 HEADINGLY COURT ENDEAVOUR HILLS VIC 3802	\$762,000	15-Jun-25
18 ROLLAND COURT ENDEAVOUR HILLS VIC 3802	\$747,500	23-Jan-25
5 WARUKA CLOSE ENDEAVOUR HILLS VIC 3802	\$775,000	08-Apr-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: 11 May 2026



**3 HEADINGLY COURT  
ENDEAVOUR HILLS VIC 3802**

 3  2  2

Sold Price **\$762,000** Sold Date **15-Jun-25**

Distance **0.24km**



**18 ROLLAND COURT ENDEAVOUR  
HILLS VIC 3802**

 3  2  4

Sold Price **\$747,500** Sold Date **23-Jan-25**

Distance **0.5km**



**5 WARUKA CLOSE ENDEAVOUR  
HILLS VIC 3802**

 3  2  1

Sold Price <sup>RS</sup> **\$775,000** Sold Date **08-Apr-26**

Distance **0.12km**

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

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