

## 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

12 PARKER 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

\$850,000

&

\$925,000

### 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

1 EDIS COURT ENDEAVOUR HILLS VIC 3802	\$900,000	24-Dec-25
34 MONKHOUSE DRIVE ENDEAVOUR HILLS VIC 3802	\$915,000	11-Mar-26
11 BEDFORD COURT ENDEAVOUR HILLS VIC 3802	\$895,000	13-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: 19 May 2026



**1 EDIS COURT ENDEAVOUR HILLS  
VIC 3802**

 4  2  1

Sold Price

**\$900,000**

Sold Date **24-Dec-25**

Distance **0.22km**



**34 MONKHOUSE DRIVE  
ENDEAVOUR HILLS VIC 3802**

 3  2  2

Sold Price

**\$915,000**

Sold Date **11-Mar-26**

Distance **0.4km**



**11 BEDFORD COURT ENDEAVOUR  
HILLS VIC 3802**

 3  2  2

Sold Price

**\$895,000**

Sold Date **13-Jan-26**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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