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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$710,000	&	$780,000

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 TORQUAY COURT ENDEAVOUR HILLS VIC 3802	$780,000	13-Apr-26
34 ESSEX PARK DRIVE ENDEAVOUR HILLS VIC 3802	$790,000	18-Dec-25
8 LACHLAN DRIVE ENDEAVOUR HILLS VIC 3802	$830,000	16-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.~~

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1 TORQUAY COURT ENDEAVOUR HILLS VIC 3802

3 1 4

Sold Price RS **$780,000** Sold Date **13-Apr-26**

Distance **0.88km**

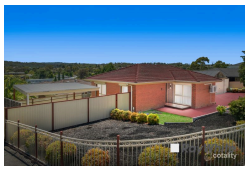


34 ESSEX PARK DRIVE ENDEAVOUR HILLS VIC 3802

3 1 2

Sold Price **$790,000** Sold Date **18-Dec-25**

Distance **1.17km**



8 LACHLAN DRIVE ENDEAVOUR HILLS VIC 3802

3 1 3

Sold Price **$830,000** Sold Date **16-Jan-26**

Distance **1.18km**

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

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