

# 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

2 Fulham 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)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$916,000 Property Type House Suburb Endeavour Hills

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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 six 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 | 9 Glasgow Ct ENDEAVOUR HILLS 3802  | \$782,000 | 21/02/2026   |
| 2 | 1 Anderson Ct ENDEAVOUR HILLS 3802 | \$730,000 | 23/10/2025   |
| 3 | 68 Chalcot Dr ENDEAVOUR HILLS 3802 | \$742,000 | 11/10/2025   |

**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 six months.~~

This Statement of Information was prepared on:

27/02/2026 10:27



3   2   2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 659 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$825,000  
**Median House Price**  
 December quarter 2025: \$916,000

## Comparable Properties



**9 Glasgow Ct ENDEAVOUR HILLS 3802 (REI)**

Agent Comments

3   2   2

**Price:** \$782,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



**1 Anderson Ct ENDEAVOUR HILLS 3802 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 23/10/2025  
**Property Type:** House  
**Land Size:** 657 sqm approx



**68 Chalcot Dr ENDEAVOUR HILLS 3802 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$742,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx

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