

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$680,000 Property Type Unit 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:

20/03/2026 16:17



 3  2  2

Property Type: House
Land Size: 659 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 December quarter 2025: \$680,000

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

Account - Barry Plant | P: 03 9842 8888



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