

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

22/8 MONTEITH CRESCENT 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

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

16/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$580,000	02-May-26
30/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$575,000	28-Feb-25
11A LACHLAN DRIVE ENDEAVOUR HILLS VIC 3802	\$585,000	01-Dec-25

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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16/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802

3 1 2

Sold Price

^{RS}

\$580,000

Sold Date **02-May-26**

Distance

0km



30/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802

3 1 2

Sold Price

\$575,000

Sold Date **28-Feb-25**

Distance

0km



11A LACHLAN DRIVE ENDEAVOUR HILLS VIC 3802

2 1 1

Sold Price

\$585,000

Sold Date **01-Dec-25**

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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