

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	32 John Edgcumbe Way, Endeavour Hills, VIC 3802
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range	\$1,175,000	&	\$1,290,000
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Median sale price

Median price	\$813,750	Property Type	House	Suburb	Endeavour Hills (3802)
Period - From	01/04/2024	to	01/04/2025	Source	Price Finder

Comparable property sales

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
15 HUXLEY CRESCENT, ENDEAVOUR HILLS VIC 3802	\$1,050,000	17/05/2025
9 SULKY COURT, ENDEAVOUR HILLS VIC 3802	\$1,215,000	19/04/2025
8 LOREN COURT, ENDEAVOUR HILLS VIC 3802	\$1,130,000	07/04/2025

This Statement of Information was prepared on: 19/05/2025