

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

4 BAILEYANA DRIVE 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

\$919,000

&

\$999,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,427

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jul 2025

to

30 Jun 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 RAPANEA COURT ENDEAVOUR HILLS VIC 3802	\$890,000	04-Jul-26
8 NASH COURT ENDEAVOUR HILLS VIC 3802	\$940,000	14-Mar-26
8 TUFNEL COURT ENDEAVOUR HILLS VIC 3802	\$990,000	17-Feb-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.~~

This Statement of Information was prepared on: 28 July 2026



1 RAPANEA COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price

^{RS}

\$890,000

Sold Date

04-Jul-26

Distance

0.35km



8 NASH COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price

\$940,000

Sold Date

14-Mar-26

Distance

1.19km



8 TUFNEL COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price

\$990,000

Sold Date

17-Feb-26

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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