

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

7 HUNTER RISE 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

\$955,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Apr 2025

to

31 Mar 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

2 LOMOND COURT ENDEAVOUR HILLS VIC 3802	\$963,000	26-Nov-25
16 PRIMROSE HILL CLOSE ENDEAVOUR HILLS VIC 3802	\$950,000	28-Nov-25
18 GEORGE BASS AVENUE ENDEAVOUR HILLS VIC 3802	\$950,000	23-Oct-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.~~

This Statement of Information was prepared on: 09 April 2026



2 LOMOND COURT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

\$963,000

Sold Date

26-Nov-25

Distance

1.34km



16 PRIMROSE HILL CLOSE ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

\$950,000

Sold Date

28-Nov-25

Distance

1.8km

More properties wanted



18 GEORGE BASS AVENUE ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

Sold Date

23-Oct-25

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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