

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 3 IRVINE CLOSE, Endeavour Hills, VIC 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$880,000

&

\$960,000

Median sale price

Median price

\$825,000

Property Type

House

Suburb

Endeavour Hills (3802)

Period - From

01/02/2025

to

01/02/2026

Source

Price Finder

Comparable property sales

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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
8 TUFNEL COURT, ENDEAVOUR HILLS VIC 3802	\$985,000	03/03/2026
7 DOUGLAS RISE, ENDEAVOUR HILLS VIC 3802	\$915,000	13/02/2026
4 BARKER COURT, ENDEAVOUR HILLS VIC 3802	\$895,000	13/02/2026

This Statement of Information was prepared on: 04/03/2026