

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 GARNER COURT 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Mar 2025

to

28 Feb 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

43 WILLIAM HOVELL DRIVE ENDEAVOUR HILLS VIC 3802	\$1,075,000	29-Nov-25
11 DENTON DRIVE ENDEAVOUR HILLS VIC 3802	\$990,000	17-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: 03 March 2026

**43 WILLIAM HOVELL DRIVE
ENDEAVOUR HILLS VIC 3802**

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Sold Price **\$1,075,000** Sold Date **29-Nov-25**Distance **0.58km****11 DENTON DRIVE ENDEAVOUR
HILLS VIC 3802**

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Sold Price **\$990,000** Sold Date **17-Oct-25**Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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