

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

34 MONKHOUSE 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

\$929,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Feb 2025

to

31 Jan 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

4 TENCH RISE ENDEAVOUR HILLS VIC 3802	\$965,000	31-Oct-25
6 JOSEPH BANKS CRESCENT ENDEAVOUR HILLS VIC 3802	\$925,000	19-Aug-25
24 ERICA CLOSE ENDEAVOUR HILLS VIC 3802	\$930,000	06-Sep-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 February 2026



4 TENCH RISE ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price **\$965,000** Sold Date **31-Oct-25**

Distance **0.05km**



6 JOSEPH BANKS CRESCENT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price **\$925,000** Sold Date **19-Aug-25**

Distance **0.41km**



24 ERICA CLOSE ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price **\$930,000** Sold Date **06-Sep-25**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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