

## 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

9 REDLEAP COURT ENDEAVOUR HILLS VIC 3802

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$836,000

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

1 JANMARA COURT ENDEAVOUR HILLS VIC 3802	\$820,000	19-Jan-26
3 STRUAN AVENUE ENDEAVOUR HILLS VIC 3802	\$830,000	30-Oct-25
82 SCOTSBURN WAY ENDEAVOUR HILLS VIC 3802	\$825,000	21-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.~~

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**1 JANMARA COURT ENDEAVOUR HILLS VIC 3802**

4 2 1

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**19-Jan-26**

Distance

**0.08km**



**3 STRUAN AVENUE ENDEAVOUR HILLS VIC 3802**

4 2 2

Sold Price

**\$830,000**

Sold Date

**30-Oct-25**

Distance

**0.2km**



**82 SCOTSBURN WAY ENDEAVOUR HILLS VIC 3802**

4 2 2

Sold Price

**\$825,000**

Sold Date

**21-Oct-25**

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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