

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

3/3 SYDNEY PARKINSON AVENUE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

Unit

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

1/6 PRESTON AVENUE ENDEAVOUR HILLS VIC 3802	\$680,000	07-Jan-26
1/34 JOHN HUNTER DRIVE ENDEAVOUR HILLS VIC 3802	\$620,000	23-Sep-25
2/12 BRAMLEY COURT HALLAM VIC 3803	\$675,000	23-Dec-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: 12 February 2026



**1/6 PRESTON AVENUE
ENDEAVOUR HILLS VIC 3802**

 2  1  2

Sold Price ^{RS} **\$680,000** Sold Date **07-Jan-26**

Distance **0.52km**



**1/34 JOHN HUNTER DRIVE
ENDEAVOUR HILLS VIC 3802**

 2  1  1

Sold Price **\$620,000** Sold Date **23-Sep-25**

Distance **0.85km**



**2/12 BRAMLEY COURT HALLAM
VIC 3803**

 2  1  1

Sold Price **\$675,000** Sold Date **23-Dec-25**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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