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	6 LAMBERT 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Endeavour Hills
Period-from	01 Jun 2025	to	31 May 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
6 GEORGETTE CRESCENT ENDEAVOUR HILLS VIC 3802	$1,185,000	28-Feb-26
27 RENEE AVENUE ENDEAVOUR HILLS VIC 3802	$1,165,000	02-Mar-26

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: 15 June 2026

Harcourts Berwick
E berwick@harcourts.com.au



6 GEORGETTE CRESCENT ENDEAVOUR HILLS VIC 3802

4 3 2

Sold Price RS $1,185,000 Sold Date 28-Feb-26

Distance 1.93km



27 RENEE AVENUE ENDEAVOUR HILLS VIC 3802

4 2 4

Sold Price $1,165,000 Sold Date 02-Mar-26

Distance 1.95km

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

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