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	4 BAILEYANA 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~~		or range between	$850,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$863,000	Property type	House	Suburb	Endeavour Hills
Period-from	01 Aug 2025	to	31 Jul 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 RAPANEA COURT ENDEAVOUR HILLS VIC 3802	$890,000	04-Jul-26
5 JORDAN COURT ENDEAVOUR HILLS VIC 3802	$900,000	28-May-26
5 EARLS COURT ENDEAVOUR HILLS VIC 3802	$953,000	17-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: 27 August 2026

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1 RAPANEA COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price **$890,000** Sold Date **04-Jul-26**

Distance **0.35km**

5 JORDAN COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price RS **$900,000** Sold Date **28-May-26**

Distance **1.43km**

5 EARLS COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price **$953,000** Sold Date **17-Mar-26**

Distance **1.5km**

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

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