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	1 Naila Close, Endeavour Hills VIC 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,030,000 & $1,080,000

Median sale price

Median price $805,000 Property Type House Suburb Endeavour Hills

Period - From 24/03/2025 to 24/09/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12 Hensley Court Endeavour Hills VIC 3802	$1,020,000	12/09/2025
43 Huxley Crescent Endeavour Hills VIC 3802	$930,800	30/08/2025
10 Plumpton Court Endeavour Hills VIC 3802	$1,048,118	14/07/2025

This Statement of Information was prepared on: 25/09/2025