

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

10/5 PINEY RIDGE 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

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

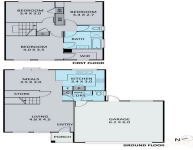
Date of sale

40/5 PINEY RIDGE ENDEAVOUR HILLS VIC 3802	\$640,000	18-Jan-25
2/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$625,000	09-Oct-25
3/14 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$620,000	31-May-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: 11 June 2026

**40/5 PINEY RIDGE ENDEAVOUR
HILLS VIC 3802**

3 1 2

Sold Price **\$640,000** Sold Date **18-Jan-25**Distance **0km****2/8 MONTEITH CRESCENT
ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price **\$625,000** Sold Date **09-Oct-25**Distance **0.21km****3/14 MONTEITH CRESCENT
ENDEAVOUR HILLS VIC 3802**

2 1 1

Sold Price **\$620,000** Sold Date **31-May-25**Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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