

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 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Eumemmerring

Period-from

01 Nov 2024

to

31 Oct 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 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

35 DAVID COLLINS DRIVE ENDEAVOUR HILLS VIC 3802	\$661,000	24-May-25
33 AMALFI DRIVE ENDEAVOUR HILLS VIC 3802	\$700,000	16-May-25
10 KESS GROVE LYNDHURST VIC 3975	\$699,000	01-Sep-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: 17 November 2025



35 DAVID COLLINS DRIVE ENDEAVOUR HILLS VIC 3802

3 1 1

Sold Price

\$661,000

Sold Date **24-May-25**

Distance

1.5km



33 AMALFI DRIVE ENDEAVOUR HILLS VIC 3802

3 2 1

Sold Price

\$700,000

Sold Date **16-May-25**

Distance

1.88km



10 KESS GROVE LYNDHURST VIC 3975

3 2 2

Sold Price

\$699,000

Sold Date **01-Sep-25**

Distance

9.17km

RS = Recent sale

UN = Undisclosed Sale

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