

## 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

33 VANBROOK DRIVE MILL PARK VIC 3082

### Indicative selling price

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

Single Price

\$1,280,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$783,250

Property type

House

Suburb

Mill Park

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

34 DIOSMA WAY MILL PARK VIC 3082	\$1,235,000	08-Oct-24
47 DELACOMBE DRIVE MILL PARK VIC 3082	\$1,340,000	24-Sep-24
13 AUSTRALIS DRIVE MILL PARK VIC 3082	\$1,370,000	30-Nov-24

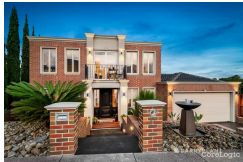
OR

**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: 10 February 2025

**34 DIOSMA WAY MILL PARK VIC 3082**

5 2 4

Sold Price **\$1,235,000** Sold Date **08-Oct-24**Distance **0.9km****47 DELACOMBE DRIVE MILL PARK VIC 3082**

4 2 2

Sold Price **\$1,340,000** Sold Date **24-Sep-24**Distance **0.12km****13 AUSTRALIS DRIVE MILL PARK VIC 3082**

4 2 2

Sold Price **\$1,370,000** Sold Date **30-Nov-24**Distance **0.97km**

RS = Recent sale      UN = Undisclosed Sale

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