

# 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

14 James Street, Millgrove Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

### Median sale price

Median price \$595,000 Property Type House Suburb Millgrove

Period - From 01/10/2023 to 30/09/2024 Source REIV

### 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 agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 37 Carroll Av MILLGROVE 3799   | \$605,000 | 07/12/2024   |
| 2 | 7 Damon Ct MILLGROVE 3799      | \$630,000 | 22/10/2024   |
| 3 | 66 Wonga Rd MILLGROVE 3799     | \$652,500 | 08/10/2024   |

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 six months.~~

This Statement of Information was prepared on:

14/01/2025 12:09



 4    1    3

**Property Type:** House  
**Land Size:** 659 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$649,000  
**Median House Price**  
Year ending September 2024: \$595,000

## Comparable Properties



**37 Carroll Av MILLGROVE 3799 (REI)**

**Agent Comments**

 4    1    1

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 07/12/2024  
**Property Type:** House  
**Land Size:** 665 sqm approx

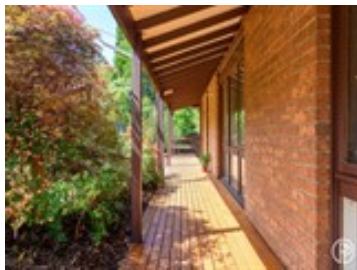


**7 Damon Ct MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** House  
**Land Size:** 796 sqm approx



**66 Wonga Rd MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$652,500  
**Method:** Private Sale  
**Date:** 08/10/2024  
**Property Type:** House  
**Land Size:** 831 sqm approx