

# 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

70 Centenary Drive, Mill Park Vic 3082

### Indicative selling price

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

Range between \$680,000 & \$730,000

### Median sale price

Median price

\$798,000

Property Type

House

Suburb

Mill Park

Period - From

01/04/2024

to

31/03/2025

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	131 Centenary Dr MILL PARK 3082	\$676,000	10/01/2025
2	1 Centenary Dr MILL PARK 3082	\$715,000	07/12/2024
3	31 Centenary Dr MILL PARK 3082	\$734,500	30/11/2024

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:

08/04/2025 15:51



**Property Type:** Land  
**Land Size:** 632 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$730,000  
**Median House Price**  
Year ending March 2025: \$798,000

Comparable Properties



131 Centenary Dr MILL PARK 3082 (REI/VG)

Agent Comments



**Price:** \$676,000  
**Method:** Private Sale  
**Date:** 10/01/2025  
**Property Type:** House  
**Land Size:** 644 sqm approx



1 Centenary Dr MILL PARK 3082 (REI/VG)

Agent Comments



**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



31 Centenary Dr MILL PARK 3082 (REI/VG)

Agent Comments



**Price:** \$734,500  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 372 sqm approx