

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

1/13 BRADLEY DRIVE MILL PARK VIC 3082

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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Aug 2024

to

31 Jul 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

2/10 GILES COURT MILL PARK VIC 3082	\$620,000	30-Apr-25
2/1 MCCLELLAND DRIVE MILL PARK VIC 3082	\$628,000	10-May-25
35 MANNING CLARK ROAD MILL PARK VIC 3082	\$630,000	01-Jun-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.~~

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2/10 GILES COURT MILL PARK VIC 3082

 3  1  1

Sold Price

\$620,000

Sold Date

30-Apr-25

Distance

0.76km



2/1 MCCLELLAND DRIVE MILL PARK VIC 3082

 3  1  2

Sold Price

\$628,000

Sold Date

10-May-25

Distance

1.35km



35 MANNING CLARK ROAD MILL PARK VIC 3082

 3  1  2

Sold Price

\$630,000

Sold Date

01-Jun-25

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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