

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

1/35 CUTHBERT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Sep 2024

to

31 Aug 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

2/1 MCCLELLAND DRIVE MILL PARK VIC 3082	\$628,000	10-May-25
1 SILVERBIRCH RISE MILL PARK VIC 3082	\$620,000	05-Sep-25
1 GARDENVIEW CLOSE MILL PARK VIC 3082	\$660,000	10-May-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: 29 September 2025

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2/1 MCCLELLAND DRIVE MILL PARK VIC 3082

 3  1  2

Sold Price **\$628,000** Sold Date **10-May-25**

Distance **0.87km**



1 SILVERBIRCH RISE MILL PARK VIC 3082

 3  1  1

Sold Price ^{RS} **\$620,000** Sold Date **05-Sep-25**

Distance **1.6km**



1 GARDENVIEW CLOSE MILL PARK VIC 3082

 3  1  1

Sold Price **\$660,000** Sold Date **10-May-25**

Distance **1.84km**

RS = Recent sale **UN** = Undisclosed Sale

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