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	110 CENTENARY 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$832,000	Property type	House	Suburb	Mill Park
Period-from	01 Jan 2025	to	31 Dec 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
285 CHILDS ROAD MILL PARK VIC 3082	$774,000	09-Nov-25
58 CUTHBERT DRIVE MILL PARK VIC 3082	$822,500	13-Dec-25
1 ALLAWAH COURT MILL PARK VIC 3082	$820,000	23-Nov-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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285 CHILDS ROAD MILL PARK VIC 3082

3 2 2

Sold Price RS $774,000 Sold Date 09-Nov-25

Distance 1.5km

58 CUTHBERT DRIVE MILL PARK VIC 3082

3 2 2

Sold Price RS $822,500 Sold Date 13-Dec-25

Distance 1.6km

1 ALLAWAH COURT MILL PARK VIC 3082

3 2 2

Sold Price RS $820,000 Sold Date 23-Nov-25

Distance 1.92km

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

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