

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

12 WENDEN ROAD 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

\$825,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Mill Park

Period-from

01 Jul 2024

to

30 Jun 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

4 MEW COURT MILL PARK VIC 3082	\$900,000	19-Jun-25
13 CALLAN COURT MILL PARK VIC 3082	\$870,000	17-May-25
78 PINDARI AVENUE MILL PARK VIC 3082	\$865,000	11-Jul-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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4 MEW COURT MILL PARK VIC 3082

 4  2  2

Sold Price

^{RS} **\$900,000**

Sold Date

19-Jun-25

Distance

1.84km



13 CALLAN COURT MILL PARK VIC 3082

 4  3  2

Sold Price

\$870,000

Sold Date

17-May-25

Distance

1.73km



78 PINDARI AVENUE MILL PARK VIC 3082

 4  2  1

Sold Price

^{RS} **\$865,000**

Sold Date

11-Jul-25

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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