

## 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

13 TONELLI CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$785,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Mill Park

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

5 TONELLI CRESCENT MILL PARK VIC 3082	\$790,000	30-Nov-24
6 FRASER CLOSE MILL PARK VIC 3082	\$800,000	29-Mar-25
32 STRICKLAND AVENUE MILL PARK VIC 3082	\$825,000	23-Apr-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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**5 TONELLI CRESCENT MILL PARK  
VIC 3082**

 4  2  2

Sold Price

**\$790,000**

Sold Date **30-Nov-24**

Distance **0.06km**



**6 FRASER CLOSE MILL PARK VIC  
3082**

 4  2  -

Sold Price

**\$800,000**

Sold Date **29-Mar-25**

Distance **0.37km**



**32 STRICKLAND AVENUE MILL  
PARK VIC 3082**

 4  2  4

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date **23-Apr-25**

Distance **0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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