

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

14/1 Millar Road, Tullamarine Vic 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000 & \$590,000

Median sale price

Median price \$637,500

Property Type Unit

Suburb Tullamarine

Period - From 01/07/2025

to 30/09/2025

Source REIV

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 six 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
1	2/4 Remo PI TULLAMARINE 3043	\$585,000	13/09/2025
2	2/27 Waratah Av TULLAMARINE 3043	\$605,000	08/08/2025
3	2/6 Spring St TULLAMARINE 3043	\$625,000	15/05/2025

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 six months.~~

This Statement of Information was prepared on:

03/10/2025 14:58



3 1 2

Property Type: Townhouse (Res)

Land Size: 142 sqm approx

Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

September quarter 2025: \$637,500

Comparable Properties



2/4 Remo PI TULLAMARINE 3043 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)

Land Size: 119 sqm approx



2/27 Waratah Av TULLAMARINE 3043 (REI)

Agent Comments

3 2 1

Price: \$605,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: Townhouse (Res)



2/6 Spring St TULLAMARINE 3043 (REI/VG)

Agent Comments

3 2 2

Price: \$625,000

Method: Private Sale

Date: 15/05/2025

Rooms: 4

Property Type: Unit

Land Size: 226 sqm approx