

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 James Street, Millgrove Vic 3799

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 \$605,000

Property Type House

Suburb Millgrove

Period - From 01/01/2024

to 31/12/2024

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	37 Carroll Av MILLGROVE 3799	\$605,000	07/12/2024
2	40 Wonga Rd MILLGROVE 3799	\$590,000	27/11/2024
3	3026 Warburton Hwy MILLGROVE 3799	\$555,000	27/11/2024

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:

13/02/2025 13:47



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Property Type: House
Land Size: 659 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median House Price
Year ending December 2024: \$605,000

Comparable Properties



37 Carroll Av MILLGROVE 3799 (REI/VG)

Agent Comments

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Price: \$605,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 665 sqm approx



40 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  -

Price: \$590,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size: 1006 sqm approx



3026 Warburton Hwy MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  1

Price: \$555,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size: 646 sqm approx