

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

15 Dee Road, Millgrove Vic 3799

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Millgrove

Period - From

17/03/2024

to

16/03/2025

Source

Property Data

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	38 Christine St MILLGROVE 3799	\$555,000	20/02/2025
2	3026 Warburton Hwy MILLGROVE 3799	\$555,000	27/11/2024
3	9 Pythias Ct MILLGROVE 3799	\$550,600	13/11/2024

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:

17/03/2025 09:58

15 Dee Road, Millgrove Vic 3799



Leah Bannerman
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Indicative Selling Price

\$550,000

Median House Price

17/03/2024 - 16/03/2025: \$590,000



2 1 0

Property Type: House

Land Size: 1100 sqm approx

Agent Comments

Comparable Properties



38 Christine St MILLGROVE 3799 (REI)

Agent Comments

3 1 1

Price: \$555,000

Method: Private Sale

Date: 20/02/2025

Property Type: House

Land Size: 648.44 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



9 Pythias Ct MILLGROVE 3799 (REI/VG)

Agent Comments

2 1 -

Price: \$550,600

Method: Private Sale

Date: 13/11/2024

Property Type: House

Land Size: 1177 sqm approx

Account - Barry Plant | P: 03 9735 3300



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