

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

16a Hodge Court, Millgrove Vic 3799

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$605,000

Property Type House

Suburb Millgrove

Period - From 01/04/2024

to 31/03/2025

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	14 Patricia St MILLGROVE 3799	\$616,500	24/03/2025
2	34 Mckenzie King Dr MILLGROVE 3799	\$610,000	21/03/2025
3	5 Valerie St MILLGROVE 3799	\$610,000	09/01/2025

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:

07/05/2025 10:39



 3  1  2

Property Type: House
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median House Price
Year ending March 2025: \$605,000

Comparable Properties



14 Patricia St MILLGROVE 3799 (REI)

Agent Comments

 3  1  4

Price: \$616,500
Method: Private Sale
Date: 24/03/2025
Property Type: House



34 McKenzie King Dr MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$610,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 676 sqm approx



5 Valerie St MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  1

Price: \$610,000
Method: Private Sale
Date: 09/01/2025
Property Type: House
Land Size: 730 sqm approx