Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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dley Drive, Mill Park Vic 3082
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Indicative selling price

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

Range between \$500,000	&	\$550,000
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Median sale price

Median price	\$470,000	Pro	perty Type Ur	it		Suburb	Mill Park
Period - From	01/04/2024	to	31/03/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	2/29 Bradley Dr MILL PARK 3082	\$535,000	02/05/2025
2	3/16 Sieben Cl MILL PARK 3082	\$499,000	10/04/2025
3	19 Pickworth Dr MILL PARK 3082	\$510,500	15/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/06/2025 14:50











Property Type: Unit Land Size: 354 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price**

Year ending March 2025: \$470,000

Comparable Properties



2/29 Bradley Dr MILL PARK 3082 (VG)

Agent Comments

Price: \$535.000 Method: Sale Date: 02/05/2025

Property Type: House (Res) Land Size: 272 sqm approx



3/16 Sieben CI MILL PARK 3082 (REI/VG)

Price: \$499,000

Method: Sold Before Auction

Date: 10/04/2025 Property Type: Unit

Land Size: 231 sqm approx

Agent Comments



19 Pickworth Dr MILL PARK 3082 (REI/VG)

Agent Comments

Price: \$510,500 Method: Auction Sale Date: 15/03/2025 Property Type: Unit Land Size: 301 sqm approx

Account - VICPROP | P: 03 8888 1011





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