

# 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

2/11 Bradley Drive, Mill Park Vic 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$470,000

Property Type Unit

Suburb Mill Park

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 | 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 comparable properties 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



2 1 2

**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**

2 - -

**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)**

**Agent Comments**

2 1 1

**Price:** \$499,000  
**Method:** Sold Before Auction  
**Date:** 10/04/2025  
**Property Type:** Unit  
**Land Size:** 231 sqm approx



**19 Pickworth Dr MILL PARK 3082 (REI/VG)**

**Agent Comments**

2 1 1

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