

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

2/9 Bradley Drive, Mill Park Vic 3082

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$492,000

Property Type Unit

Suburb Mill Park

Period - From 01/07/2024

to 30/06/2025

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	2/80 Romano Av MILL PARK 3082	\$608,000	08/08/2025
2	2/11 Bradley Dr MILL PARK 3082	\$640,000	04/07/2025
3	1/19 Grenda Dr MILL PARK 3082	\$562,000	28/06/2025

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:

02/10/2025 17:18



2
 1
 2

Property Type: Unit
Land Size: 343 sqm approx
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2025: \$492,000

Comparable Properties



2/80 Romano Av MILL PARK 3082 (REI)

Agent Comments

2
 1
 2

Price: \$608,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: Unit



2/11 Bradley Dr MILL PARK 3082 (REI/VG)

Agent Comments

2
 1
 2

Price: \$640,000

Method: Sold Before Auction

Date: 04/07/2025

Property Type: Unit

Land Size: 354 sqm approx



1/19 Grenda Dr MILL PARK 3082 (REI/VG)

Agent Comments

2
 1
 2

Price: \$562,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Unit

Land Size: 309 sqm approx

Account - VICPROP | P: 03 8888 1011