

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 APSLEY COURT MILL PARK VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,500

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

9 CHICQUITA PLACE MILL PARK VIC 3082	\$920,000	13-Sep-25
42 AZALEA AVENUE MILL PARK VIC 3082	\$900,000	22-Aug-25
26 THOMPSON CIRCUIT MILL PARK VIC 3082	\$910,000	15-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 11 November 2025

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**9 CHICQUITA PLACE MILL PARK
VIC 3082**

 4  2  4

Sold Price

^{RS} **\$920,000** Sold Date **13-Sep-25**

Distance **0.33km**



**42 AZALEA AVENUE MILL PARK
VIC 3082**

 4  2  2

Sold Price

\$900,000 Sold Date **22-Aug-25**

Distance **1.11km**



**26 THOMPSON CIRCUIT MILL PARK
VIC 3082**

 4  2  2

Sold Price

\$910,000 Sold Date **15-Sep-25**

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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