

 **BARRYPLANT**

CURRENT MARKET ANALYSIS REPORT

2 STRICKLAND AVENUE MILL PARK VIC 3082

Prepared on 20th April 2026



Larry Li

Barry Plant Northern East Group-Bundoora-

500B Plenty Road
Mill Park, VIC 3082

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The Proprietor
Strickland Avenue
Mill Park VIC 3082

20th April 2026

Dear Reader,
Thank you for the opportunity to appraise your property at 2 STRICKLAND AVENUE MILL PARK VIC 3082

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Larry Li
Barry Plant Mill Park-South Morang
500B Plenty Road

Barry Plant Doreen-Mernda
1A/59 Painted Hills Road, Doreen

m: 0425719692

Your Property

2 STRICKLAND AVENUE MILL PARK VIC 3082

3  2  2  541m²  126m² 



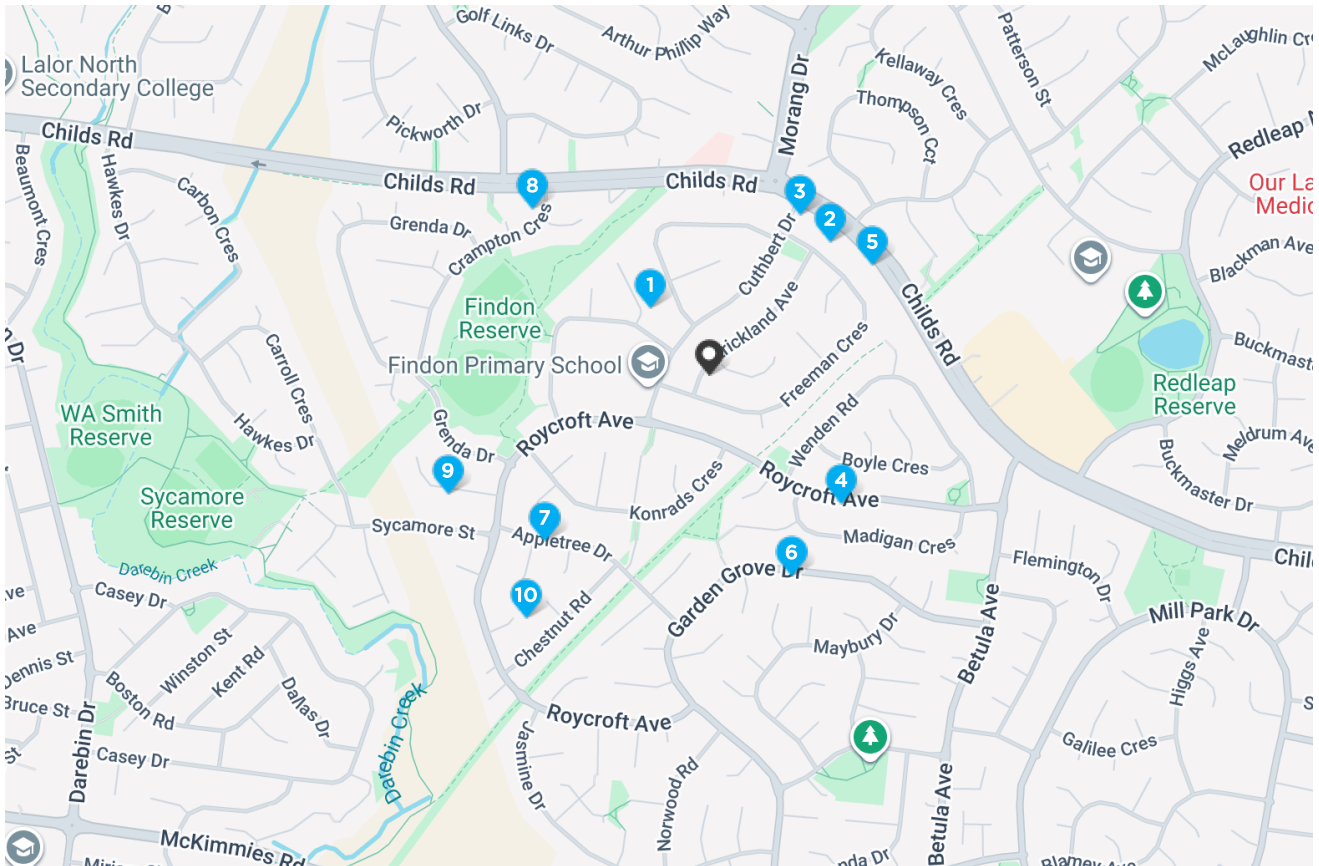
Your Property History

- 26 Jul, 2019 - Sold for \$505,000
- 19 Jun, 2019 - Listed for sale as Not Disclosed
- 17 Mar, 2019 - Listed for rent as Not Disclosed
- 13 Oct, 2015 - Listed for rent at \$335 per week
- 4 Aug, 2014 - Sold for \$365,000
- 20 Jun, 2014 - Listed for sale at \$369,000



Introducing Larry Li

Comparables Map: Sales



					
1	17 WHITFIELD COURT MILL PARK VIC 3082	3	2	2	\$950,500
2	93 FREEMAN CRESCENT MILL PARK VIC 3082	3	2	4	\$778,000
3	58 CUTHBERT DRIVE MILL PARK VIC 3082	3	2	2	\$822,500
4	35 ROYCROFT AVENUE MILL PARK VIC 3082	3	2	5	\$910,000
5	285 CHILDS ROAD MILL PARK VIC 3082	3	2	2	\$774,000
6	92 GARDEN GROVE DRIVE MILL PARK VIC 3082	3	2	1	\$892,500
7	1 HONEYSUCKLE COURT MILL PARK VIC 3082	3	2	-	\$876,000
8	3 CRAMPTON CRESCENT MILL PARK VIC 3082	3	2	2	\$835,225
9	5 SIEBEN CLOSE MILL PARK VIC 3082	3	2	2	\$800,000
10	5 PROTEA COURT MILL PARK VIC 3082	3	2	2	\$853,000

Comparable Sales

1

17 WHITFIELD COURT MILL PARK VIC 3082

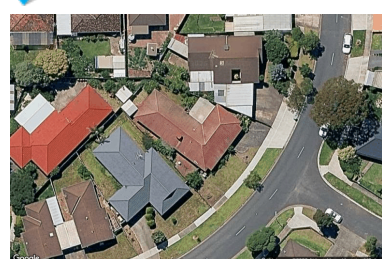


DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

6	92 GARDEN GROVE DRIVE MILL PARK VIC 3082	Sold ^{RS} \$892,500
	3 2 1 590m² 128m² Year Built 1980 DOM 25 Sold Date 29-Nov-25 Distance 0.49km First Listing ESR: \$750,000 - \$800,000 Last Listing ESR: \$775,000 - \$825,000	
7	1 HONEYSUCKLE COURT MILL PARK VIC 3082	Sold ^{RS} \$876,000
	3 2 - 639m² - Year Built - DOM 32 Sold Date 14-Feb-26 Distance 0.53km First Listing ESR: \$700,000 - \$770,000 Last Listing ESR: \$730,000 - \$795,000	
8	3 CRAMPTON CRESCENT MILL PARK VIC 3082	Sold \$835,225
	3 2 2 561m² 166m² Year Built 1990 DOM - Sold Date 22-Oct-25 Distance 0.55km First Listing - Last Listing -	
9	5 SIEBEN CLOSE MILL PARK VIC 3082	Sold \$800,000
	3 2 2 601m² 140m² Year Built 1980 DOM 24 Sold Date 25-Oct-25 Distance 0.65km First Listing ESR: \$720,000 - \$770,000 Last Listing -	
10	5 PROTEA COURT MILL PARK VIC 3082	Sold ^{RS} \$853,000
	3 2 2 604m² 138m² Year Built 1985 DOM 31 Sold Date 18-Apr-26 Distance 0.69km First Listing Auction Sat 18 Apr 11am Last Listing Auction Sat 18 Apr 11am	

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Comparable Sales

11	4 MOORE CLOSE MILL PARK VIC 3082		 3  2  2  602m ²  145m ²	Year Built - DOM 32	Sold \$790,000
12	19 ARTHUR PHILLIP WAY MILL PARK VIC 3082		 3  2  2  560m ²  120m ²	Year Built - DOM 27	Sold \$955,000
13	39 KELLAWAY CRESCENT MILL PARK VIC 3082		 3  2  2  616m ²  126m ²	Year Built - DOM 1	Sold ^{RS} \$775,000
14	5 ORSETT COURT MILL PARK VIC 3082		 3  2  2  602m ²  146m ²	Year Built - DOM 24	Sold \$945,000
15	83 JASMINE DRIVE MILL PARK VIC 3082		 3  2  2  716m ²  -	Year Built - DOM 20	Sold -

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Comparable Sales

16	1 MIMOSA ROAD MILL PARK VIC 3082		3 2 2 625m² 134m² Year Built - DOM 37	Sold	\$858,000
			Sold Date 31-Jan-26 Distance 0.96km First Listing AUCTION \$770,000 - \$847,000 Last Listing -		
17	8 BUCKMASTER DRIVE MILL PARK VIC 3082		3 2 2 606m² 128m² Year Built 1985 DOM 7	Sold ^{RS}	\$780,000
			Sold Date 05-Feb-26 Distance 1.05km First Listing \$750,000 - \$790,000 Last Listing \$750,000 - \$790,000		
18	96 MOORHEAD DRIVE MILL PARK VIC 3082		3 2 2 597m² 169m² Year Built 1980 DOM 23	Sold	\$841,000
			Sold Date 20-Dec-25 Distance 1.06km First Listing AUCTION Sat 20 Dec 2:45pm Last Listing -		
19	17 GALILEE CRESCENT MILL PARK VIC 3082		3 2 2 685m² 141m² Year Built 1985 DOM 59	Sold	\$835,000
			Sold Date 16-Dec-25 Distance 1.23km First Listing Auction 29th Nov @ 4pm -\$760k - \$825k Last Listing 'Vendors says Sell' -\$850,000		
20	1 DALRAY CLOSE MILL PARK VIC 3082		3 2 2 580m² 143m² Year Built 1985 DOM 18	Sold	^{RS} -
			Sold Date 16-Apr-26 Distance 1.24km First Listing AUCTION \$675,000 - \$742,500 Last Listing AUCTION \$675,000 - \$742,500		

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Comparable Sales

21	15 LANGVALE COURT MILL PARK VIC 3082	Sold \$800,000	
	 3 2 1 546m² 109m² Year Built 1985 DOM 1 Sold Date 10-Dec-25 Distance 1.3km First Listing - Last Listing -		
22	29 HAWKES DRIVE MILL PARK VIC 3082	Sold \$925,000	
	 3 2 2 599m² 160m² Year Built - DOM 24 Sold Date 21-Nov-25 Distance 1.33km First Listing ESR: \$740,000 - \$790,000 Last Listing -		
23	8 MOSSTROOPER COURT MILL PARK VIC 3082	Sold \$760,000	
	 3 2 1 684m² 136m² Year Built - DOM - Sold Date 02-Mar-26 Distance 1.36km First Listing - Last Listing -		
24	4 SEPTIMUS CLOSE MILL PARK VIC 3082	Sold \$960,000	
	 3 2 2 604m² - Year Built - DOM 25 Sold Date 21-Feb-26 Distance 1.37km First Listing ESR: \$770,000 - \$820,000 Last Listing -		
25	1 ALLAWAH COURT MILL PARK VIC 3082	Sold \$820,000	
	 3 2 2 587m² 168m² Year Built 1990 DOM 25 Sold Date 20-Nov-25 Distance 1.39km First Listing \$795,000 - \$850,000 Last Listing \$795,000 - \$850,000		

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Comparable Sales

26	8 LAMINA AVENUE MILL PARK VIC 3082	Sold ^{RS} \$800,000	
	3 2 1 684m² 140m² Year Built 1992 DOM 26 Sold Date 05-Feb-26 Distance 1.4km First Listing BUYERS FROM 300000+ Last Listing BUYERS FROM 300000+		
27	16 HOBSON CRESCENT MILL PARK VIC 3082	Sold ^{RS} \$840,000	
	3 2 2 560m² 135m² Year Built 1990 DOM 23 Sold Date 19-Feb-26 Distance 1.42km First Listing ESR: \$720,000 - \$780,000 Last Listing -		
28	108 PRINCE OF WALES AVENUE MILL PARK VIC 3082	Sold ^{RS} \$835,500	
	3 2 2 534m² 137m² Year Built 1980 DOM 30 Sold Date 18-Apr-26 Distance 1.48km First Listing AUCTION Sat 18 April 10:30am Last Listing \$835,500		

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