Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode 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 s545,000 & \$595,000 Median sale price (*Delete house or unit as applicable) Median Price \$790,000 Property type Other Suburb Mill Park Period-from 01 Apr 2024 to 31 Mar 2025 Source Corelogic 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	Property offered for sale								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$545,000 & \$595,000 Median sale price (*Delete house or unit as applicable) Median Price \$790,000 Property type Other Suburb Mill Park Period-from 01 Apr 2024 to 31 Mar 2025 Source Corelogic 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.	Including suburb and	3/10 GILES COURT MILL PARK VIC 3082							
Median sale price (*Delete house or unit as applicable) Median Price \$790,000 Property type Other Suburb Mill Park Period-from 01 Apr 2024 to 31 Mar 2025 Source Corelogic 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.	•	e see consumer.vic	c.gov.a	u/underquoting	(*Delete sing	le price	e or range a	as applicable)	
(*Delete house or unit as applicable) Median Price \$790,000 Property type Other Suburb Mill Park Period-from 01 Apr 2024 to 31 Mar 2025 Source Corelogic 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.	Single Price			•	\$545,00	\$545,000		\$595,000	
Period-from 01 Apr 2024 to 31 Mar 2025 Source Corelogic 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.	•								
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.	Median Price	\$790,000	Property type C		Other	Other		Mill Park	
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.	Period-from	01 Apr 2024	to	to 31 Mar 2025 So			Corelogic		
	A* These are the three properties sold within two kilometres of the property for sale in estate agent or agent's representative considers to be most comparable to the pro							ale.	
OR									

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: 29 April 2025



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