

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

305/48 OLEANDER DRIVE 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

\$419,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Oct 2024

to

30 Sep 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

107/55 OLEANDER DRIVE MILL PARK VIC 3082	\$425,000	08-Sep-25
207/30 BUSH BOULEVARD MILL PARK VIC 3082	\$417,500	05-Aug-25
201/30 BUSH BOULEVARD MILL PARK VIC 3082	\$415,000	24-Jun-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: 21 October 2025



107/55 OLEANDER DRIVE MILL PARK VIC 3082

 2  2  1

Sold Price

^{RS}

\$425,000

Sold Date

08-Sep-25

Distance

0.14km



207/30 BUSH BOULEVARD MILL PARK VIC 3082

 2  2  1

Sold Price

\$417,500

Sold Date

05-Aug-25

Distance

0.06km



201/30 BUSH BOULEVARD MILL PARK VIC 3082

 2  2  1

Sold Price

\$415,000

Sold Date

24-Jun-25

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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