Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	32 Buckmaster Drive, Mill Park Vic 3082
Including suburb and	
postcode	

Indicative selling price

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

Single price \$950,000

Median sale price

Median price	\$865,000	Pro	perty Type	House		Suburb	Mill Park
Period - From	01/07/2025	to	30/09/2025		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

1	92 Garden Grove Dr MILL PARK 3082	\$892,500	29/11/2025
2	63 Hinkler Dr MILL PARK 3082	\$858,000	22/11/2025
3	7 Statesman Cr MILL PARK 3082	\$901,000	08/11/2025

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:	08/12/2025 17:12



Date of sale

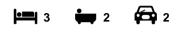


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> **Indicative Selling Price** \$950,000 **Median House Price**

September quarter 2025: \$865,000





Property Type: House Land Size: 603 sqm approx

Agent Comments

Comparable Properties



92 Garden Grove Dr MILL PARK 3082 (REI)

2

Price: \$892.500 Method: Auction Sale Date: 29/11/2025

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments



63 Hinkler Dr MILL PARK 3082 (REI)

Agent Comments

Price: \$858,000 Method: Auction Sale Date: 22/11/2025

Property Type: House (Res) Land Size: 665 sqm approx

7 Statesman Cr MILL PARK 3082 (REI)

Agent Comments



Price: \$901,000 Method: Auction Sale Date: 08/11/2025

Property Type: House (Res) Land Size: 614 sqm approx

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