

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

32 Buckmaster Drive, Mill Park Vic 3082

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

Property 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	Price	Date of sale
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

Maggie Sun
03 8888 1011
0425 790 930
Maggie.Sun@vicprop.com.au

Indicative Selling Price
\$950,000

Median House Price
September quarter 2025: \$865,000



3 2 2

Property Type: House
Land Size: 603 sqm approx
Agent Comments

Comparable Properties



92 Garden Grove Dr MILL PARK 3082 (REI)

Agent Comments

3 2 2

Price: \$892,500
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 590 sqm approx



63 Hinkler Dr MILL PARK 3082 (REI)

Agent Comments

3 2 6

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

3 2 2

Price: \$901,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 614 sqm approx