

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

37/292 MCKIMMIES ROAD 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

or range
between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Nov 2024

to

31 Oct 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

23/292 MCKIMMIES ROAD MILL PARK VIC 3082	\$590,000	29-Oct-25
26/292 MCKIMMIES ROAD MILL PARK VIC 3082	\$572,000	20-Oct-25
36/292 MCKIMMIES ROAD MILL PARK VIC 3082	\$635,000	09-Sep-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: 17 November 2025

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**23/292 MCKIMMIES ROAD MILL
PARK VIC 3082**

 3  1  1

Sold Price

^{RS} **\$590,000**

Sold Date

29-Oct-25

Distance

0km



**26/292 MCKIMMIES ROAD MILL
PARK VIC 3082**

 3  1  1

Sold Price

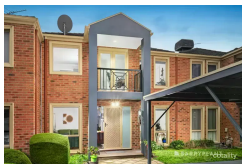
^{RS} **\$572,000**

Sold Date

20-Oct-25

Distance

0km



**36/292 MCKIMMIES ROAD MILL
PARK VIC 3082**

 4  1  1

Sold Price

\$635,000

Sold Date

09-Sep-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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