

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

4 BIRCH COURT 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,500

Property type

House

Suburb

Mill Park

Period-from

01 Aug 2025

to

31 Jul 2026

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

31 TONELLI CRESCENT MILL PARK VIC 3082	\$725,000	06-Jun-26
27 CUTHBERT DRIVE MILL PARK VIC 3082	\$735,000	31-Jul-26

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.

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**31 TONELLI CRESCENT MILL PARK
VIC 3082**

 3  2  1

Sold Price

\$725,000

Sold Date

06-Jun-26

Distance

0.52km



**27 CUTHBERT DRIVE MILL PARK
VIC 3082**

 3  2  2

Sold Price

^{RS} **\$735,000**

Sold Date

31-Jul-26

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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