

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 Wakeful Place, Mill Park Vic 3082

Indicative selling price

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

Range between \$795,000

&

\$850,000

Median sale price

Median price \$865,000

Property Type House

Suburb Mill Park

Period - From 01/07/2025

to

30/06/2026

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	46 Ebony Dr BUNDOORA 3083	\$820,000	28/03/2026
2	7 Blamey Av MILL PARK 3082	\$818,888	20/03/2026
3	8 Rawdon Ct MILL PARK 3082	\$820,000	28/02/2026

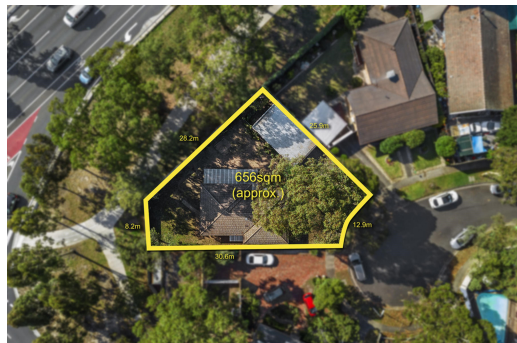
OR

~~**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:

11/08/2026 12:30

Kevin Lei
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3 1 2

Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Indicative Selling Price

\$795,000 - \$850,000

Median House Price

Year ending June 2026: \$865,000

Comparable Properties



46 Ebony Dr BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$820,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 534 sqm approx



7 Blamey Av MILL PARK 3082 (REI/VG)

Agent Comments

3 2 2

Price: \$818,888

Method: Sold Before Auction

Date: 20/03/2026

Property Type: House (Res)

Land Size: 603 sqm approx



8 Rawdon Ct MILL PARK 3082 (REI/VG)

Agent Comments

4 1 4

Price: \$820,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 691 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996