

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

44 Carbon Crescent, Mill Park VIC 3082

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$841,000

Property Type

House

Suburb

Mill Park

Period - From

15/09/2025

to

14/03/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Hobson Crescent Mill Park VIC	\$840,000	19/02/2026
1 Honeysuckle Court Mill Park VIC	\$876,000	14/02/2026
72 Grand Parade Epping VIC	\$877,000	24/09/2025

This Statement of Information was prepared on:

16/03/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

44 Carbon Crescent, Mill Park VIC 3082



3 2 0

Property Type: House
Sash Buncic
94357666
0413 826 847
sbuncic@morrisonkleeman.com.au
Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending March 2026: \$841,000

Comparable Properties



16 Hobson Crescent Mill Park VIC

3 2 2

Price: \$840,000
Date: 19/02/2026
Property Type: House
Land Size: 560.170808 sqm approx



1 Honeysuckle Court Mill Park VIC

3 2 2

Price: \$876,000
Date: 14/02/2026
Property Type: House
Land Size: 638.828096 sqm approx



72 Grand Parade Epping VIC

3 2 1

Price: \$877,000
Date: 24/09/2025
Property Type: House
Land Size: 546 sqm approx

Account - Morrison Kleeman Doreen | P: 9717 8780