

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

7 STATESMAN CRESCENT 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,000

Property type

House

Suburb

Mill Park

Period-from

01 Oct 2024

to

30 Sep 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

2 STATESMAN CRESCENT MILL PARK VIC 3082	\$779,000	12-Sep-25
6 BUCKMASTER DRIVE MILL PARK VIC 3082	\$776,000	04-Oct-25
2 LILAC COURT MILL PARK VIC 3082	\$780,000	16-Aug-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.~~

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2 STATESMAN CRESCENT MILL PARK VIC 3082

 3  2  1

Sold Price ^{RS} **\$779,000** ^{UN} Sold Date **12-Sep-25**

Distance **0.09km**



6 BUCKMASTER DRIVE MILL PARK VIC 3082

 3  2  2

Sold Price ^{RS} **\$776,000** ^{UN} Sold Date **04-Oct-25**

Distance **0.69km**



2 LILAC COURT MILL PARK VIC 3082

 3  2  1

Sold Price ^{RS} **\$780,000** Sold Date **16-Aug-25**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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