

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

8/45 ANCONA DRIVE 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

\$555,000

&

\$595,000

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

8 GORMAN DRIVE MILL PARK VIC 3082

\$585,000

11-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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**8 GORMAN DRIVE MILL PARK VIC
3082**

Sold Price

\$585,000

Sold Date

11-Aug-25 3 3 1

Distance

0.55km**RS** = Recent sale**UN** = Undisclosed Sale

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