

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 BORROWDALE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Mill Park

Period-from

01 Aug 2024

to

31 Jul 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

9 BORROWDALE COURT MILL PARK VIC 3082	\$770,000	29-Mar-25
32 THOMPSON CIRCUIT MILL PARK VIC 3082	\$825,000	05-Jul-25
27 KELLAWAY CRESCENT MILL PARK VIC 3082	\$825,000	15-Mar-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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9 BORROWDALE COURT MILL PARK VIC 3082

 3  2  2

Sold Price **\$770,000** Sold Date **29-Mar-25**

Distance **0.02km**



32 THOMPSON CIRCUIT MILL PARK VIC 3082

 3  2  2

Sold Price **\$825,000** Sold Date **05-Jul-25**

Distance **0.32km**



27 KELLAWAY CRESCENT MILL PARK VIC 3082

 3  2  2

Sold Price Sold Date **15-Mar-25**

Distance **0.34km**

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

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