

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 FRASER CLOSE 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Mill Park

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

6 FRASER CLOSE MILL PARK VIC 3082	\$800,000	29-Mar-25
32 STRICKLAND AVENUE MILL PARK VIC 3082	\$825,000	16-Apr-25
13 TONELLI CRESCENT MILL PARK VIC 3082	\$777,000	31-May-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.~~

This Statement of Information was prepared on: 09 July 2025

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6 FRASER CLOSE MILL PARK VIC 3082

 4  2  -

Sold Price

\$800,000

Sold Date

29-Mar-25

Distance

0.04km



32 STRICKLAND AVENUE MILL PARK VIC 3082

 4  2  4

Sold Price

\$825,000

Sold Date

16-Apr-25

Distance

0.1km



13 TONELLI CRESCENT MILL PARK VIC 3082

 4  2  -

Sold Price

^{RS} **\$777,000**

Sold Date

31-May-25

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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