

## 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

9 CAWLEY COURT MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

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 | 770000 | 29-Mar-25 |
| 6 FRASER CLOSE MILL PARK VIC 3082     | 800000 | 29-Mar-25 |
| 70 CENTENARY DRIVE MILL PARK VIC 3082 | 735000 | 24-Apr-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: 04 August 2025



**9 BORROWDALE COURT MILL PARK VIC 3082**

 3  2  2

Sold Price **770000** Sold Date **29-Mar-25**

Distance **1.09km**



**6 FRASER CLOSE MILL PARK VIC 3082**

 4  2  -

Sold Price **800000** Sold Date **29-Mar-25**

Distance **1.65km**



**70 CENTENARY DRIVE MILL PARK VIC 3082**

 3  2  2

Sold Price **735000** Sold Date **24-Apr-25**

Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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