

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 Mosstrooper Court, Mill Park Vic 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$845,000

Property Type House

Suburb Mill Park

Period - From 01/04/2026

to

30/06/2026

Source REIV

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 six 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
1	49 Bates Av THOMASTOWN 3074	\$1,455,000	02/07/2026
2	11 Bramble Cr BUNDOORA 3083	\$1,326,000	22/06/2026
3	206 Blossom Park Dr MILL PARK 3082	\$1,385,000	21/03/2026

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 six months.~~

This Statement of Information was prepared on:

20/08/2026

Maggie Sun

03 8888 1019

0425 790 930

Maggie.Sun@vicprop.com.au

Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

June quarter 2026: \$845,000



6 3 3

Rooms: 9

Property Type: House (Res)

Land Size: 948 sqm approx

Agent Comments

Comparable Properties



49 Bates Av THOMASTOWN 3074 (REI)

Agent Comments

5 3 4

Price: \$1,455,000

Method: Private Sale

Date: 02/07/2026

Property Type: House



11 Bramble Cr BUNDOORA 3083 (REI/VG)

Agent Comments

4 3 2

Price: \$1,326,000

Method: Private Sale

Date: 22/06/2026

Property Type: House

Land Size: 648 sqm approx



206 Blossom Park Dr MILL PARK 3082 (REI/VG)

Agent Comments

5 3 2

Price: \$1,385,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 612 sqm approx

Account - VICPROP | P: 03 8888 1011