Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	25 Tulloch Street, Millgrove Vic 3799
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$680,000	&	\$735,000
	+000,000	•	

Median sale price

Median price \$6	810,000	Pro	perty Type	House		Suburb	Millgrove
Period - From 01	/07/2024 t	to	30/06/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	29 Christine St MILLGROVE 3799	\$690,000	26/06/2025
2	34 Wonga Rd MILLGROVE 3799	\$710,000	14/05/2025
3	7 Pythias Ct MILLGROVE 3799	\$715,000	11/04/2025

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:	08/07/2025 14:20



Date of sale



Rebecca Halit 0429 888 367 rebecca@propertypartnersre.com.au



Property Type: House Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$735,000 **Median House Price** Year ending June 2025: \$610,000

Comparable Properties



29 Christine St MILLGROVE 3799 (REI)

Price: \$690,000 Method: Private Sale Date: 26/06/2025 Property Type: House Land Size: 812 sqm approx **Agent Comments**



34 Wonga Rd MILLGROVE 3799 (REI)

Agent Comments

Price: \$710,000 Method: Private Sale Date: 14/05/2025 Property Type: House Land Size: 832 sqm approx



7 Pythias Ct MILLGROVE 3799 (REI/VG)

Price: \$715,000 Method: Private Sale Date: 11/04/2025 Property Type: House

Land Size: 1492 sqm approx

Agent Comments

Account - Property Partners in Real Estate | P: 0429888367





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