

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

5 RADIATA 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,000

Property type

House

Suburb

Mill Park

Period-from

01 Jun 2024

to

31 May 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

1 BOWMAN DRIVE MILL PARK VIC 3082	\$651,500	12-Apr-25
46 HAWKES DRIVE MILL PARK VIC 3082	\$626,000	01-Mar-25
57A HAWKES DRIVE MILL PARK VIC 3082	\$677,000	29-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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1 BOWMAN DRIVE MILL PARK VIC 3082

Sold Price

\$651,500

Sold Date

12-Apr-25

 3  2  4

Distance

1.11km



46 HAWKES DRIVE MILL PARK VIC 3082

Sold Price

\$626,000

Sold Date

01-Mar-25

 3  1  1

Distance

0.58km



57A HAWKES DRIVE MILL PARK VIC 3082

Sold Price

\$677,000

Sold Date

29-Mar-25

 3  1  1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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