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

31 AUSTRALIS DRIVE MILL PARK VIC 3082

Indicative selling price

Period-from

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

| Single Price | | or range between | 3900000 | & | \$1,050,000 | | | | |
|--|-----------|---------------------|---------|--------|-------------|--|--|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | | |
| Median Price | \$800,000 | Property type | House | Suburb | Mill Park | | | | |
| | | | | | | | | | |

30 Jun 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2024

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.

to

| Address of comparable property | Price | Date of sale | |
|-------------------------------------|-------------|--------------|--|
| 2 HENTY COURT MILL PARK VIC 3082 | \$1,035,000 | 24-May-25 | |
| 13 WINGATE COURT MILL PARK VIC 3082 | \$1,010,000 | 24-May-25 | |
| 18 STOCKDALE WAY MILL PARK VIC 3082 | \$979,500 | 27-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.

This Statement of Information was prepared on: 15 July 2025



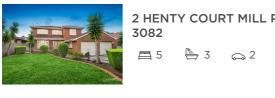
Corelogic

consumer.vic.gov.au



Hayley Margetts

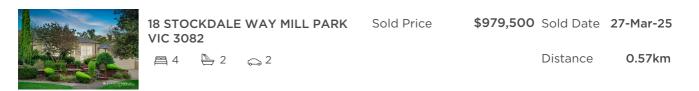
- P 91111707
- M 0433696971
- E hmargetts@barryplant.com.au



| | 2 HENTY COURT MILL PARK VIC 3082 | | | Sold Price | \$1,035,000 | Sold Date | 24-May-25 |
|---------|----------------------------------|---|-----|------------|-------------|-----------|-----------|
| constru | 昌 5 | چ | ⇔ 2 | | | Distance | 0.9km |
| | | | | | | | |



| 1 | 13 WINGATE COURT MILL PARK VIC 3082 | | | Sold Price | ^{RS} \$1,010,000 | Sold Date | 24-May-25 |
|---|--|---|--|------------|---------------------------|-----------|-----------|
| 1 | | 2 | | | | Distance | 1.06km |



RS = Recent sale UN = Undisclosed Sale

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