

# 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

142 Mill Park Drive, Mill Park Vic 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$902,000

### Median sale price

Median price \$857,750

Property Type House

Suburb Mill Park

Period - From 01/04/2025

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	Price	Date of sale
1	67 Veronica Cr MILL PARK 3082	\$900,000	07/06/2025
2	54 Mill Park Dr MILL PARK 3082	\$894,000	03/05/2025
3	2 Bernborough PI MILL PARK 3082	\$831,500	22/03/2025

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:

10/07/2025 11:04

Maggie Sun

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**Indicative Selling Price**

\$820,000 - \$902,000

**Median House Price**

June quarter 2025: \$857,750



 4  2  2

**Property Type:** House

**Land Size:** 683 sqm approx

Agent Comments

## Comparable Properties



**67 Veronica Cr MILL PARK 3082 (REI)**

Agent Comments

 4  3  3

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 07/06/2025

**Property Type:** House (Res)

**Land Size:** 638 sqm approx



**54 Mill Park Dr MILL PARK 3082 (REI/VG)**

Agent Comments

 5  3  3

**Price:** \$894,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Property Type:** House (Res)

**Land Size:** 690 sqm approx



**2 Bernborough PI MILL PARK 3082 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$831,500

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** House (Res)

**Land Size:** 641 sqm approx

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