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	142 Mill Park Drive, Mill Park Vic 3082
Including suburb and	
postcode	

Indicative selling price

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

Range between \$820,000 & \$902,000	Range between	\$820,000	&	\$902,000
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Median sale price

Median price	\$857,750	Pro	perty 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

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 comparableproperties 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
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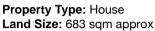




Maggie Sun 0425 790 930 0425 790 930 Maggie.Sun@vicprop.com.au

Indicative Selling Price \$820,000 - \$902,000 Median House Price June quarter 2025: \$857,750





Agent Comments



Comparable Properties



67 Veronica Cr MILL PARK 3082 (REI)

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Agent Comments



Property Type: House (Res) **Land Size:** 638 sqm approx



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

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Agent Comments

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)

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Price: \$831,500 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 641 sqm approx Agent Comments

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