

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

Single price

\$935,000

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	8 Fraser CI MILL PARK 3082	\$966,000	19/07/2025
2	67 Veronica Cr MILL PARK 3082	\$900,000	07/06/2025
3	54 Mill Park Dr MILL PARK 3082	\$894,000	03/05/2025

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:

11/08/2025 16:14

Maggie Sun

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Indicative Selling Price

\$935,000

Median House Price

June quarter 2025: \$857,750



4 2 2

Property Type: House

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



8 Fraser CI MILL PARK 3082 (REI)

Agent Comments

4 2 2

Price: \$966,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House (Res)

Land Size: 624 sqm approx



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

Account - VICPROP | P: 03 8888 1011