

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

30 RESEARCH DRIVE 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

\$1,420,000

or range
between

&

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

33 VANBROOK DRIVE MILL PARK VIC 3082	\$1,200,000	12-Apr-25
5 RICCANA COURT MILL PARK VIC 3082	\$1,200,000	30-May-25
89 BLOSSOM PARK DRIVE MILL PARK VIC 3082	\$1,320,000	04-Feb-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: 27 June 2025

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33 VANBROOK DRIVE MILL PARK VIC 3082

5 2 -

Sold Price

\$1,200,000

Sold Date

12-Apr-25

Distance

1.16km



5 RICCANA COURT MILL PARK VIC 3082

4 3 -

Sold Price

^{RS} **\$1,200,000**

Sold Date

30-May-25

Distance

1.49km



89 BLOSSOM PARK DRIVE MILL PARK VIC 3082

4 2 -

Sold Price

\$1,320,000

Sold Date

04-Feb-25

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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