

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

106/48 OLEANDER 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

\$399,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Jul 2024

to

30 Jun 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

309/40 BUSH BOULEVARD MILL PARK VIC 3082	\$410,000	05-Apr-25
208/48 OLEANDER DRIVE MILL PARK VIC 3082	\$410,000	08-Apr-25
201/30 BUSH BOULEVARD MILL PARK VIC 3082	\$415,000	24-Jun-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: 11 July 2025



309/40 BUSH BOULEVARD MILL PARK VIC 3082

2 2 1

Sold Price

\$410,000

Sold Date **05-Apr-25**

Distance

0km



208/48 OLEANDER DRIVE MILL PARK VIC 3082

2 2 1

Sold Price

Sold Date **08-Apr-25**

Distance

0km



201/30 BUSH BOULEVARD MILL PARK VIC 3082

2 2 1

Sold Price

^{RS} **\$415,000**

Sold Date **24-Jun-25**

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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