

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

1 SILVERBIRCH RISE 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

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,000

Property type

House

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

2/10 GILES COURT MILL PARK VIC 3082	\$620,000	30-Apr-25
2/8 BRADLEY DRIVE MILL PARK VIC 3082	\$613,000	05-Dec-24
20 PEYTON DRIVE MILL PARK VIC 3082	\$716,000	05-Apr-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: 03 July 2025



2/10 GILES COURT MILL PARK VIC 3082

Sold Price

\$620,000

Sold Date

30-Apr-25

 3

 1

 1

Distance

0.31km



2/8 BRADLEY DRIVE MILL PARK VIC 3082

Sold Price

\$613,000

Sold Date

05-Dec-24

 3

 1

 1

Distance

0.55km



20 PEYTON DRIVE MILL PARK VIC 3082

Sold Price

^{RS} **\$716,000**

Sold Date

05-Apr-25

 3

 1

 1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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