

## 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

41A MAYBURY DRIVE MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 2/1 MCCLELLAND DRIVE MILL PARK VIC 3082 | \$628,000 | 10-May-25 |
| 76 MILL PARK DRIVE MILL PARK VIC 3082   | \$620,000 | 03-Mar-25 |
| 46 HAWKES DRIVE MILL PARK VIC 3082      | \$626,000 | 01-Mar-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.~~

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**2/1 MCCLELLAND DRIVE MILL PARK VIC 3082**

 3  1  2

Sold Price

<sup>RS</sup>

**\$628,000**

Sold Date

**10-May-25**

Distance

**1.49km**



**76 MILL PARK DRIVE MILL PARK VIC 3082**

 3  2  2

Sold Price

**\$620,000**

Sold Date

**03-Mar-25**

Distance

**0.84km**



**46 HAWKES DRIVE MILL PARK VIC 3082**

 3  1  1

Sold Price

**\$626,000**

Sold Date

**01-Mar-25**

Distance

**1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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