

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

36/292 MCKIMMIES ROAD 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

190 BETULA AVENUE MILL PARK VIC 3082	\$650,000	24-Jun-25
7/1416-1422 PLENTY ROAD BUNDOORA VIC 3083	\$645,000	29-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.

This Statement of Information was prepared on: 19 August 2025

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**190 BETULA AVENUE MILL PARK
VIC 3082**

 3  2  1

Sold Price

^{RS} **\$650,000** Sold Date **24-Jun-25**

Distance **0.2km**



**7/1416-1422 PLENTY ROAD
BUNDOORA VIC 3083**

 3  2  1

Sold Price

^{RS} **\$645,000** Sold Date **29-Mar-25**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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