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<br>Including suburb and postcode | 59 HAWKES 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~~ | | or range between | $700,000 | & | $770,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $801,000 | Property type | House | 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 |
|---|---|---|
| 3 WARREN CLOSE MILL PARK VIC 3082 | $725,000 | 12-Apr-25 |
| 152 ROYCROFT AVENUE MILL PARK VIC 3082 | $750,000 | 08-Apr-25 |
| 9 BORROWDALE COURT MILL PARK VIC 3082 | $770,000 | 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.~~

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**3 WARREN CLOSE MILL PARK VIC 3082**

3 2 2

Sold Price **$725,000** Sold Date **12-Apr-25**

Distance **0.14km**



**152 ROYCROFT AVENUE MILL PARK VIC 3082**

3 2 2

Sold Price **$750,000** Sold Date **08-Apr-25**

Distance **0.76km**



**9 BORROWDALE COURT MILL PARK VIC 3082**

3 2 2

Sold Price **$770,000** Sold Date **29-Mar-25**

Distance **1.42km**

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

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