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	7 STATESMAN CRESCENT 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$816,000	Property type	House	Suburb	Mill Park
Period-from	01 Nov 2024	to	31 Oct 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
2 STATESMAN CRESCENT MILL PARK VIC 3082	$777,000	12-Sep-25
6 BUCKMASTER DRIVE MILL PARK VIC 3082	$776,000	04-Oct-25
2 LILAC COURT MILL PARK VIC 3082	$780,000	16-Aug-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: 05 November 2025

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2 STATESMAN CRESCENT MILL PARK VIC 3082

3 2 1

Sold Price **$777,000** Sold Date **12-Sep-25**

Distance **0.09km**



6 BUCKMASTER DRIVE MILL PARK VIC 3082

3 2 2

Sold Price RS **$776,000** UN Sold Date **04-Oct-25**

Distance **0.69km**



2 LILAC COURT MILL PARK VIC 3082

3 2 1

Sold Price RS **$780,000** Sold Date **16-Aug-25**

Distance **1.04km**

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

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