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	5 ORSETT COURT 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	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$816,500	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
1 LEWIS CLOSE MILL PARK VIC 3082	$788,000	31-May-25
59 FREEMAN CRESCENT MILL PARK VIC 3082	$815,000	13-Aug-25
1 TURTUR CLOSE MILL PARK VIC 3082	$820,000	11-Jun-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: 18 November 2025

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1 LEWIS CLOSE MILL PARK VIC 3082

3 2 2

Sold Price **$788,000** Sold Date **31-May-25**

Distance **0.74km**



59 FREEMAN CRESCENT MILL PARK VIC 3082

3 2 2

Sold Price **$815,000** Sold Date **13-Aug-25**

Distance **0.85km**



1 TURTUR CLOSE MILL PARK VIC 3082

3 2 2

Sold Price **$820,000** Sold Date **11-Jun-25**

Distance **1.37km**

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

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