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	37/292 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$555,500	Property type	Unit	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.

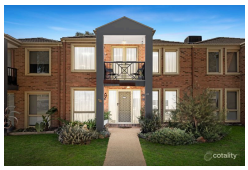
Address of comparable property	Price	Date of sale
23/292 MCKIMMIES ROAD MILL PARK VIC 3082	$590,000	29-Oct-25
26/292 MCKIMMIES ROAD MILL PARK VIC 3082	$572,000	20-Oct-25
36/292 MCKIMMIES ROAD MILL PARK VIC 3082	$635,000	09-Sep-25

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: 17 November 2025

Hayley Margetts
P 91111707
M 0433696971
E hmargetts@barryplant.com.au



23/292 MCKIMMIES ROAD MILL PARK VIC 3082

3 1 1

Sold Price RS **$590,000** Sold Date **29-Oct-25**

Distance **0km**

26/292 MCKIMMIES ROAD MILL PARK VIC 3082

3 1 1

Sold Price RS **$572,000** Sold Date **20-Oct-25**

Distance **0km**

36/292 MCKIMMIES ROAD MILL PARK VIC 3082

4 1 1

Sold Price **$635,000** Sold Date **09-Sep-25**

Distance **0km**

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

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