

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

2 APSLEY 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

\$925,000

&

\$975,000

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

5 DAPHNE CLOSE MILL PARK VIC 3082	\$955,000	08-Nov-25
1 RAWDON COURT MILL PARK VIC 3082	\$955,500	13-Sep-25
8 FRASER CLOSE MILL PARK VIC 3082	\$966,000	19-Jul-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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**5 DAPHNE CLOSE MILL PARK VIC
3082**

Sold Price

^{RS} **\$955,000** ^{UN}

Sold Date **08-Nov-25**

 4  2  2

Distance **0.78km**



**1 RAWDON COURT MILL PARK VIC
3082**

Sold Price

\$955,500

Sold Date **13-Sep-25**

 4  2  2

Distance **0.12km**



**8 FRASER CLOSE MILL PARK VIC
3082**

Sold Price

\$966,000

Sold Date **19-Jul-25**

 4  2  2

Distance **1.5km**

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

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