

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

1 BRADLEY 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

\$940,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,500

Property type

House

Suburb

Mill Park

Period-from

01 Dec 2024

to

30 Nov 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

10 BUICK CRESCENT MILL PARK VIC 3082	\$977,000	29-Nov-25
71 WENDEN ROAD MILL PARK VIC 3082	\$986,000	28-Jun-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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10 BUICK CRESCENT MILL PARK VIC 3082

 4  2  2

Sold Price

^{RS}

\$977,000

Sold Date

29-Nov-25

Distance

0.58km



71 WENDEN ROAD MILL PARK VIC 3082

 4  2  2

Sold Price

\$986,000

Sold Date

28-Jun-25

Distance

1.81km



8 FRASER CLOSE MILL PARK VIC 3082

 4  2  2

Sold Price

\$966,000

Sold Date

19-Jul-25

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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