

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

42 MADIGAN 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

\$839,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,000

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

32 FRIENDSHIP AVENUE MILL PARK VIC 3082	\$828,000	30-Sep-25
59 FREEMAN CRESCENT MILL PARK VIC 3082	\$815,000	13-Aug-25
3 CRAMPTON CRESCENT MILL PARK VIC 3082	\$835,225	25-Oct-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: 11 December 2025

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**32 FRIENDSHIP AVENUE MILL
PARK VIC 3082**

 3  2  1

Sold Price

\$828,000

Sold Date **30-Sep-25**

Distance **1.64km**



**59 FREEMAN CRESCENT MILL
PARK VIC 3082**

 3  2  2

Sold Price

\$815,000

Sold Date **13-Aug-25**

Distance **0.39km**



**3 CRAMPTON CRESCENT MILL
PARK VIC 3082**

 3  2  2

Sold Price

^{RS} **\$835,225**

Sold Date **25-Oct-25**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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