

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

2/13A PICKWORTH 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Jan 2025

to

31 Dec 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

22 GILROY CRESCENT MILL PARK VIC 3082	\$600,000	01-Oct-25
6 WEDGE STREET EPPING VIC 3076	\$595,000	11-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.

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**22 GILROY CRESCENT MILL PARK
VIC 3082**

 3  1  2

Sold Price

\$600,000

Sold Date

01-Oct-25

Distance

1.37km



**6 WEDGE STREET EPPING VIC
3076**

 3  1  1

Sold Price

\$595,000

Sold Date

11-Oct-25

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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