

## 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

23 HOBSON CRESCENT MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$832,000

Property type

House

Suburb

Mill Park

Period-from

01 Feb 2025

to

31 Jan 2026

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 1 ALLAWAH COURT MILL PARK VIC 3082 | \$820,000 | 20-Nov-25 |
| 4 MOORE CLOSE MILL PARK VIC 3082   | \$790,000 | 20-Oct-25 |
| 285 CHILDS ROAD MILL PARK VIC 3082 | \$774,000 | 09-Nov-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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**1 ALLAWAH COURT MILL PARK  
VIC 3082**

 3  2  2

Sold Price **\$820,000** Sold Date **20-Nov-25**

Distance **0.52km**



**4 MOORE CLOSE MILL PARK VIC  
3082**

 3  2  2

Sold Price **\$790,000** Sold Date **20-Oct-25**

Distance **0.73km**



**285 CHILDS ROAD MILL PARK VIC  
3082**

 3  2  2

Sold Price **\$774,000** Sold Date **09-Nov-25**

Distance **1.46km**

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

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