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	4 SEPTIMUS CLOSE 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	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$840,000	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
58 CUTHBERT DRIVE MILL PARK VIC 3082	$822,500	13-Dec-25
1 ALLAWAH COURT MILL PARK VIC 3082	$820,000	20-Nov-25
42 MADIGAN CRESCENT MILL PARK VIC 3082	$824,000	13-Jan-26

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: 17 February 2026

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58 CUTHBERT DRIVE MILL PARK VIC 3082

3 2 2

Sold Price RS $822,500 Sold Date 13-Dec-25

Distance 1.08km



1 ALLAWAH COURT MILL PARK VIC 3082

3 2 2

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

Distance 1.74km



42 MADIGAN CRESCENT MILL PARK VIC 3082

3 2 2

Sold Price RS $824,000 Sold Date 13-Jan-26

Distance 1.33km

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

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