

## 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

9 WHITFIELD COURT 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

\$950,000

&

\$1,045,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 66 HAWKES DRIVE MILL PARK VIC 3082    | \$985,000 | 18-Sep-25 |
| 4 FOWLER COURT MILL PARK VIC 3082     | \$951,000 | 29-Nov-25 |
| 72 WOOLNOUGH DRIVE MILL PARK VIC 3082 | \$975,000 | 13-Dec-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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**66 HAWKES DRIVE MILL PARK VIC 3082**

Sold Price

**\$985,000**

Sold Date

**18-Sep-25**

 4

 2

 2

Distance

**0.94km**



**4 FOWLER COURT MILL PARK VIC 3082**

Sold Price

<sup>RS</sup> **\$951,000**

Sold Date

**29-Nov-25**

 4

 2

 2

Distance

**0.71km**



**72 WOOLNOUGH DRIVE MILL PARK VIC 3082**

Sold Price

**\$975,000**

Sold Date

**13-Dec-25**

 4

 2

 5

Distance

**1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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