

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

38 GARDEN GROVE 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Mill Park

Period-from

01 Mar 2025

to

28 Feb 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

17 GALILEE CRESCENT MILL PARK VIC 3082	\$835,000	16-Dec-25
11 CRAMPTON CRESCENT MILL PARK VIC 3082	\$820,000	12-Feb-26
6 HALES COURT MILL PARK VIC 3082	\$800,000	08-Sep-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: 04 March 2026



17 GALILEE CRESCENT MILL PARK VIC 3082

 4  2  3

Sold Price

\$835,000

Sold Date

16-Dec-25

Distance

0.82km



11 CRAMPTON CRESCENT MILL PARK VIC 3082

 4  2  2

Sold Price

^{RS} **\$820,000** ^{UN}

Sold Date

12-Feb-26

Distance

1.24km



6 HALES COURT MILL PARK VIC 3082

 4  2  1

Sold Price

\$800,000

Sold Date

08-Sep-25

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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