

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

6 PISANI COURT 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

\$945,000

&

\$995,000

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

5 TONELLI CRESCENT MILL PARK VIC 3082	\$980,000	02-Feb-26
4 BERRY COURT MILL PARK VIC 3082	\$950,000	25-Feb-26
8 DURACK PLACE MILL PARK VIC 3082	\$950,500	20-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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5 TONELLI CRESCENT MILL PARK VIC 3082

 4  2  2

Sold Price

^{RS}

\$980,000

Sold Date

02-Feb-26

Distance

1.13km



4 BERRY COURT MILL PARK VIC 3082

 4  2  1

Sold Price

^{RS}

\$950,000

Sold Date

25-Feb-26

Distance

1.26km



8 DURACK PLACE MILL PARK VIC 3082

 4  2  2

Sold Price

\$950,500

Sold Date

20-Dec-25

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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