

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

\$859,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Mill Park

Period-from

01 Apr 2025

to

31 Mar 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

4 ROYSTON CLOSE MILL PARK VIC 3082	\$900,000	13-Jan-26
16 TAUNTON DRIVE BUNDOORA VIC 3083	\$880,000	26-Mar-26
222 DAREBIN DRIVE LALOR VIC 3075	\$850,000	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: 02 April 2026



4 ROYSTON CLOSE MILL PARK VIC 3082 Sold Price **\$900,000** Sold Date **13-Jan-26**
 Distance **0.17km**
 4 beds 2 bathrooms 2 cars



16 TAUNTON DRIVE BUNDOORA VIC 3083 Sold Price ^{RS} **\$880,000** Sold Date **26-Mar-26**
 Distance **1.83km**
 5 beds 2 bathrooms 2 cars



222 DAREBIN DRIVE LALOR VIC 3075 Sold Price **\$850,000** Sold Date **13-Jan-26**
 Distance **1.84km**
 4 beds 1 bathroom 5 cars

RS = Recent sale UN = Undisclosed Sale

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