

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

1 WOODHILL PLACE 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

\$765,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,863

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

7 GARRY COURT SOUTH MORANG VIC 3752	\$832,000	18-Oct-25
19 BARINA WAY MILL PARK VIC 3082	\$796,888	09-Apr-26
2 SILVERTOP COURT MILL PARK VIC 3082	\$866,000	11-Apr-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: 14 April 2026



**7 GARRY COURT SOUTH MORANG
VIC 3752**

 3  2  2

Sold Price **\$832,000** Sold Date **18-Oct-25**

Distance **1.32km**



**19 BARINA WAY MILL PARK VIC
3082**

 3  2  1

Sold Price ^{RS} **\$796,888** Sold Date **09-Apr-26**

Distance **1.54km**



**2 SILVERTOP COURT MILL PARK
VIC 3082**

 3  2  2

Sold Price ^{RS} **\$866,000** Sold Date **11-Apr-26**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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