

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

95 WOOLNOUGH 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

\$745,000

&

\$785,000

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

39 KELLAWAY CRESCENT MILL PARK VIC 3082	\$775,000	03-Mar-26
93 FREEMAN CRESCENT MILL PARK VIC 3082	\$778,000	22-Jan-26
5 MINDORO CRESCENT LALOR VIC 3075	\$773,000	25-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: 15 April 2026

**39 KELLAWAY CRESCENT MILL
PARK VIC 3082**

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Sold Price

RS

\$775,000

Sold Date

03-Mar-26

Distance

1.35km**93 FREEMAN CRESCENT MILL
PARK VIC 3082**

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Sold Price

\$778,000

Sold Date

22-Jan-26

Distance

1.36km**5 MINDORO CRESCENT LALOR VIC
3075**

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Sold Price

\$773,000

Sold Date

25-Jan-26

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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