

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 BUICK CRESCENT 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

\$740,000

&

\$790,000

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

19 BARINA WAY MILL PARK VIC 3082	\$796,888	09-Apr-26
20 HOBSON CRESCENT MILL PARK VIC 3082	\$780,000	17-Dec-25
2/23 HOMESTEAD PLACE MILL PARK VIC 3082	\$755,000	26-Nov-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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Jay Moxon

P 03 9111 1707

M 0431 447 369

E jmoxon@barryplant.com.au

**19 BARINA WAY MILL PARK VIC 3082**

Sold Price

RS

\$796,888Sold Date **09-Apr-26**

3 2 1

Distance **0.28km****20 HOBSON CRESCENT MILL PARK VIC 3082**

Sold Price

\$780,000Sold Date **17-Dec-25**

3 1 1

Distance **1.9km****2/23 HOMESTEAD PLACE MILL PARK VIC 3082**

Sold Price

\$755,000Sold Date **26-Nov-25**

3 2 1

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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