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	$849,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Mill Park
Period-from	01 May 2025	to	30 Apr 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
2 SILVERTOP COURT MILL PARK VIC 3082	$866,000	11-Apr-26
4 SILVERTOP COURT MILL PARK VIC 3082	$800,000	02-May-26
6 SILVERTOP COURT MILL PARK VIC 3082	$882,500	26-Mar-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: 11 May 2026

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2 SILVERTOP COURT MILL PARK VIC 3082

3 2 2

Sold Price RS $866,000 Sold Date 11-Apr-26

Distance 0.1km



4 SILVERTOP COURT MILL PARK VIC 3082

3 2 2

Sold Price RS $800,000 Sold Date 02-May-26

Distance 0.11km



6 SILVERTOP COURT MILL PARK VIC 3082

3 1 1

Sold Price $882,500 Sold Date 26-Mar-26

Distance 0.12km

RS = Recent sale **UN** = Undisclosed Sale

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