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	21 HOMESTEAD 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	$919,500	~~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
5 SPRINGFIELD COURT MILL PARK VIC 3082	$950,000	21-Mar-26
12 AZALEA AVENUE MILL PARK VIC 3082	$900,000	17-Apr-26
8 QUIST COURT MILL PARK VIC 3082	$875,000	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: 11 May 2026

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5 SPRINGFIELD COURT MILL PARK VIC 3082

4 2 2

Sold Price RS $950,000 Sold Date 21-Mar-26

Distance 0.12km



12 AZALEA AVENUE MILL PARK VIC 3082

4 2 2

Sold Price RS $900,000 Sold Date 17-Apr-26

Distance 1.09km



8 QUIST COURT MILL PARK VIC 3082

4 2 2

Sold Price RS $875,000 Sold Date 11-Apr-26

Distance 1.06km

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

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