

## 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

5 ROSEHILL COURT MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$859,000

Property type

House

Suburb

Mill Park

Period-from

01 Jul 2025

to

30 Jun 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

34 MCCLELLAND DRIVE MILL PARK VIC 3082	\$765,000	13-Jun-26
31 TONELLI CRESCENT MILL PARK VIC 3082	\$725,000	06-Jun-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: 09 July 2026

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**34 MCCLELLAND DRIVE MILL  
PARK VIC 3082**

 3  2  3

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date

**13-Jun-26**

Distance

**1.66km**



**31 TONELLI CRESCENT MILL PARK  
VIC 3082**

 3  2  1

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date

**06-Jun-26**

Distance

**1.48km**

RS = Recent sale

UN = Undisclosed Sale

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