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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$720,000	&	$790,000

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
392 CHILDS ROAD MILL PARK VIC 3082	$805,000	04-Jun-26
8 BUCKMASTER DRIVE MILL PARK VIC 3082	$780,000	06-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: 21 July 2026

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392 CHILDS ROAD MILL PARK VIC 3082

4 2 2

Sold Price **$805,000** Sold Date **04-Jun-26**

Distance **0.33km**



8 BUCKMASTER DRIVE MILL PARK VIC 3082

3 2 2

Sold Price **$780,000** Sold Date **06-Mar-26**

Distance **0.42km**

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

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