

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

117/30 OLEANDER DRIVE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

Property type

Flats

Suburb

Mill Park

Period-from

01 Aug 2025

to

31 Jul 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

405/30 BUSH BOULEVARD MILL PARK VIC 3082	\$470,000	26-May-26
407/30 BUSH BOULEVARD MILL PARK VIC 3082	\$450,000	18-May-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: 10 August 2026

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**405/30 BUSH BOULEVARD MILL
PARK VIC 3082**

 2  2  1

Sold Price

\$470,000

Sold Date **26-May-26**

Distance

0.26km



**407/30 BUSH BOULEVARD MILL
PARK VIC 3082**

 2  2  1

Sold Price

\$450,000

Sold Date **18-May-26**

Distance

0.26km

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

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