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	285 Childs Road, Mill Park Vic 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $645,000 & $695,000

Median sale price

Median price $865,000 Property Type House Suburb Mill Park

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 six 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
1	54 Heritage Dr MILL PARK 3082	$726,000	04/10/2025
2	14 Morang Dr MILL PARK 3082	$687,000	22/09/2025
3	13 Matthews Ct MILL PARK 3082	$741,000	06/09/2025

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 six months.~~

This Statement of Information was prepared on: 31/10/2025 14:54

285 Childs Road, Mill Park Vic 3082

BARRYPLANT



3 2 2

Property Type: House
Land Size: 533 sqm approx

Agent Comments

Indicative Selling Price
$645,000 - $695,000
Median House Price
September quarter 2025: $865,000

Comparable Properties



54 Heritage Dr MILL PARK 3082 (REI)

3 1 3

Price: $726,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



14 Morang Dr MILL PARK 3082 (REI)

3 2 1

Price: $687,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 603 sqm approx

Agent Comments



13 Matthews Ct MILL PARK 3082 (REI)

3 2 3

Price: $741,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata .com.au

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