

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

1 CARDINAL CLOSE 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

\$695,000

&

\$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,863

Property type

House

Suburb

Mill Park

Period-from

01 Apr 2025

to

31 Mar 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

1 SUSSEX COURT MILL PARK VIC 3082	\$740,000	15-Nov-25
63 PINDARI AVENUE MILL PARK VIC 3082	\$737,000	19-Jan-26
8 MOSSTROOPER COURT MILL PARK VIC 3082	\$760,000	02-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: 15 April 2026



1 SUSSEX COURT MILL PARK VIC 3082

 3  1  2

Sold Price **\$740,000** Sold Date **15-Nov-25**

Distance **0.28km**



63 PINDARI AVENUE MILL PARK VIC 3082

 3  1  2

Sold Price **\$737,000** Sold Date **19-Jan-26**

Distance **2.93km**



8 MOSSTROOPER COURT MILL PARK VIC 3082

 3  2  1

Sold Price **\$760,000** Sold Date **02-Mar-26**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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