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	103A HAWKES 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	$600,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,750	Property type	Unit	Suburb	Mill Park
Period-from	01 Feb 2025	to	31 Jan 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
9/64D NARINA WAY EPPING VIC 3076	$655,000	13-Dec-25
3/215 BETULA AVENUE MILL PARK VIC 3082	$617,500	29-Nov-25
1/1 PINE STREET THOMASTOWN VIC 3074	$638,000	09-Aug-25

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 February 2026

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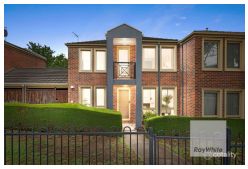


9/64D NARINA WAY EPPING VIC 3076

3 2 2

Sold Price RS **$655,000** Sold Date **13-Dec-25**

Distance **1.35km**



3/215 BETULA AVENUE MILL PARK VIC 3082

3 1 1

Sold Price **$617,500** Sold Date **29-Nov-25**

Distance **1.59km**



1/1 PINE STREET THOMASTOWN VIC 3074

3 1 2

Sold Price **$638,000** Sold Date **09-Aug-25**

Distance **1.93km**

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

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