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	44 Carbon Crescent, Mill Park VIC 3082

Indicative selling price

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

Single price $770,000

Median sale price

Median price $855,000 Property Type House Suburb Mill Park

Period - From 11/11/2025 to 10/05/2026 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
49 Romano Avenue, Mill Park VIC	$795,000	09/12/2025
13 Randell Court, Mill Park VIC	$810,500	25/11/2025
6 Cleveland Street, Thomastown VIC	$785,000	28/03/2026

This Statement of Information was prepared on: 11/05/2026