

# 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

72a Romano Avenue, Mill Park Vic 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$620,000

&

\$660,000

### Median sale price

Median price

\$592,000

Property Type

Unit

Suburb

Mill Park

Period - From

01/10/2025

to

31/12/2025

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	103a Hawkes Dr MILL PARK 3082	\$660,000	14/02/2026
2	2/13A Pickworth Dr MILL PARK 3082	\$650,000	12/02/2026
3			

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:

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**Indicative Selling Price**

\$620,000 - \$660,000

**Median Unit Price**

December quarter 2025: \$592,000

**Property Type:** House (Res)**Land Size:** 251 sqm approx

Agent Comments

## Comparable Properties

**103a Hawkes Dr MILL PARK 3082 (REI/VG)**

Agent Comments

**Price:** \$660,000**Method:** Sold Before Auction**Date:** 14/02/2026**Property Type:** Unit**Land Size:** 358 sqm approx**2/13A Pickworth Dr MILL PARK 3082 (REI)**

Agent Comments

**Price:** \$650,000**Method:** Sold Before Auction**Date:** 12/02/2026**Property Type:** Unit**Land Size:** 318 sqm approx

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.

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