

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 WOODHILL PLACE 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

\$765,000

&

\$835,000

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

| | | |
|--------------------------------------|-----------|-----------|
| 2 SILVERTOP COURT MILL PARK VIC 3082 | \$866,000 | 11-Apr-26 |
| 19 BARINA WAY MILL PARK VIC 3082 | \$796,888 | 09-Apr-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

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E jmoxon@barryplant.com.au**2 SILVERTOP COURT MILL PARK
VIC 3082**

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Sold Price

^{RS} **\$866,000**

Sold Date

11-Apr-26

Distance

0.1km**19 BARINA WAY MILL PARK VIC
3082**

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Sold Price

^{RS} **\$796,888**

Sold Date

09-Apr-26

Distance

1.54km**RS** = Recent sale**UN** = Undisclosed Sale

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