

 **BARRYPLANT**

**CURRENT MARKET
ANALYSIS REPORT**

2 STRICKLAND AVENUE MILL PARK VIC 3082

Prepared on 20th April 2026



Larry Li

Barry Plant Northern East Group-Bundoora-

500B Plenty Road
Mill Park, VIC 3082

m: 0425719692

w: 0425719692

larry.li@barryplant.com.au

The Proprietor
Strickland Avenue
Mill Park VIC 3082

20th April 2026

Dear Reader,

Thank you for the opportunity to appraise your property at 2 STRICKLAND AVENUE MILL PARK VIC 3082

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Larry Li
Barry Plant Mill Park-South Morang
500B Plenty Road

Barry Plant Doreen-Mernda
1A/59 Painted Hills Road, Doreen

m: 0425719692

Your Property

2 STRICKLAND AVENUE MILL PARK VIC 3082

3  2  2  541m²  126m² 



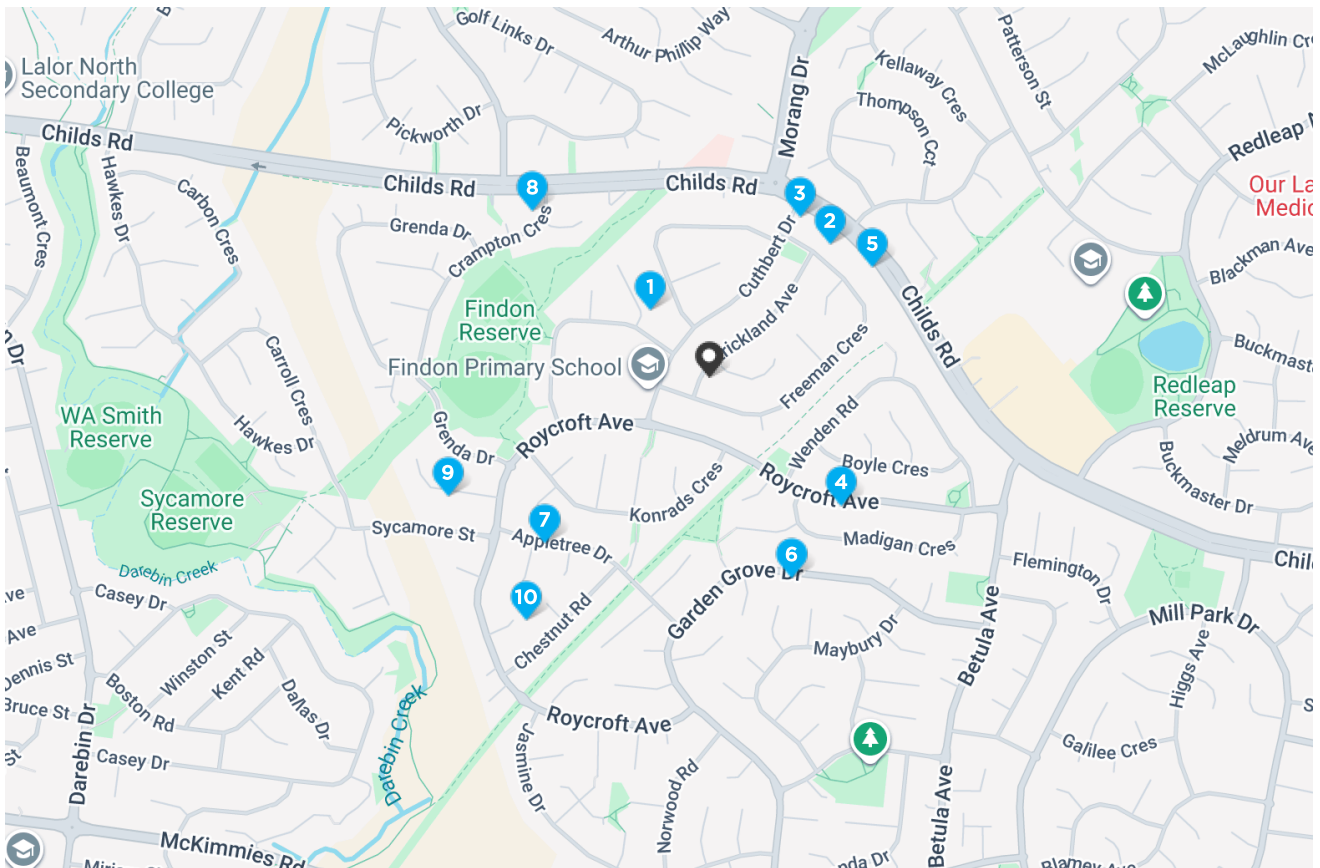
Your Property History

- 26 Jul, 2019 - Sold for \$505,000
- 19 Jun, 2019 - Listed for sale as Not Disclosed
- 17 Mar, 2019 - Listed for rent as Not Disclosed
- 13 Oct, 2015 - Listed for rent at \$335 per week
- 4 Aug, 2014 - Sold for \$365,000
- 20 Jun, 2014 - Listed for sale at \$369,000



Introducing Larry Li































Comparables Map: Sales



Property ID	Address	Bedrooms	Bathrooms	Car Spaces	Price
1	17 WHITFIELD COURT MILL PARK VIC 3082	3	2	2	\$950,500
2	93 FREEMAN CRESCENT MILL PARK VIC 3082	3	2	4	\$778,000
3	58 CUTHBERT DRIVE MILL PARK VIC 3082	3	2	2	\$822,500
4	35 ROYCROFT AVENUE MILL PARK VIC 3082	3	2	5	\$910,000
5	285 CHILDS ROAD MILL PARK VIC 3082	3	2	2	\$774,000
6	92 GARDEN GROVE DRIVE MILL PARK VIC 3082	3	2	1	\$892,500
7	1 HONEYSUCKLE COURT MILL PARK VIC 3082	3	2	-	\$876,000
8	3 CRAMPTON CRESCENT MILL PARK VIC 3082	3	2	2	\$835,225
9	5 SIEBEN CLOSE MILL PARK VIC 3082	3	2	2	\$800,000
10	5 PROTEA COURT MILL PARK VIC 3082	3	2	2	\$853,000































* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

<p>1 17 WHITFIELD COURT MILL PARK VIC 3082</p> 	<p>  3  2  2  690m²  150m² Year Built 1970 DOM 25 Sold Date 14-Feb-26 Distance 0.2km First Listing ESR: \$745,000 - \$795,000 Last Listing - </p>	<p>Sold \$950,500</p>
<p>2 93 FREEMAN CRESCENT MILL PARK VIC 3082</p> 	<p>  3  2  4  530m²  124m² Year Built 1985 DOM 1 Sold Date 22-Jan-26 Distance 0.4km First Listing \$815000.00 Last Listing \$815000.00 </p>	<p>Sold \$778,000</p>
<p>3 58 CUTHBERT DRIVE MILL PARK VIC 3082</p> 	<p>  3  2  2  530m²  - Year Built - DOM 27 Sold Date 13-Dec-25 Distance 0.41km First Listing \$700k - \$770K - Auction Sat 13th Dec @ 2pm Last Listing \$700,000 - \$770,000 </p>	<p>Sold \$822,500</p>
<p>4 35 ROYCROFT AVENUE MILL PARK VIC 3082</p> 	<p>  3  2  5  565m²  144m² Year Built 1980 DOM 27 Sold Date 07-Feb-26 Distance 0.42km First Listing \$780,000 - \$850,000 Last Listing \$780,000 - \$850,000 </p>	<p>Sold \$910,000</p>
<p>5 285 CHILDS ROAD MILL PARK VIC 3082</p> 	<p>  3  2  2  533m²  131m² Year Built 1981 DOM 24 Sold Date 09-Nov-25 Distance 0.44km First Listing \$690,000 - \$759,000 Last Listing \$645,000 - \$695,000 </p>	<p>Sold \$774,000</p>

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales































6	92 GARDEN GROVE DRIVE MILL PARK VIC 3082	Sold \$892,500
	<p>  3  2  1  590m²  128m² Year Built 1980 DOM 25 Sold Date 29-Nov-25 Distance 0.49km First Listing ESR: \$750,000 - \$800,000 Last Listing ESR: \$775,000 - \$825,000 </p>	
7	1 HONEYSUCKLE COURT MILL PARK VIC 3082	Sold ^{RS} \$876,000
	<p>  3  2  -  639m²  - Year Built - DOM 32 Sold Date 14-Feb-26 Distance 0.53km First Listing ESR: \$700,000 - \$770,000 Last Listing ESR: \$730,000 - \$795,000 </p>	
8	3 CRAMPTON CRESCENT MILL PARK VIC 3082	Sold \$835,225
	<p>  3  2  2  561m²  166m² Year Built 1990 DOM - Sold Date 22-Oct-25 Distance 0.55km First Listing - Last Listing - </p>	
9	5 SIEBEN CLOSE MILL PARK VIC 3082	Sold \$800,000
	<p>  3  2  2  601m²  140m² Year Built 1980 DOM 24 Sold Date 25-Oct-25 Distance 0.65km First Listing ESR: \$720,000 - \$770,000 Last Listing - </p>	
10	5 PROTEA COURT MILL PARK VIC 3082	Sold ^{RS} \$853,000
	<p>  3  2  2  604m²  138m² Year Built 1985 DOM 31 Sold Date 18-Apr-26 Distance 0.69km First Listing Auction Sat 18 Apr 11am Last Listing Auction Sat 18 Apr 11am </p>	

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UN = Undisclosed Sale

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Comparable Sales






11	4 MOORE CLOSE MILL PARK VIC 3082	Sold \$790,000
	<p>  3  2  2  602m²  145m² Year Built - DOM 32 Sold Date 20-Oct-25 Distance 0.74km First Listing AUCTION Sat 18 Oct 10:30am Last Listing - </p>	
12	19 ARTHUR PHILLIP WAY MILL PARK VIC 3082	Sold \$955,000
	<p>  3  2  2  560m²  120m² Year Built - DOM 27 Sold Date 25-Oct-25 Distance 0.78km First Listing \$770k - \$820K - Auction Sat 25th Oct @ 12PM Last Listing \$800k - \$850K - Auction Sat 25th Oct @ 12PM </p>	
13	39 KELLAWAY CRESCENT MILL PARK VIC 3082	Sold ^{RS} \$775,000
	<p>  3  2  2  616m²  126m² Year Built - DOM 1 Sold Date 03-Mar-26 Distance 0.82km First Listing \$780,000 - \$840,000 Last Listing \$780,000 - \$840,000 </p>	
14	5 ORSETT COURT MILL PARK VIC 3082	Sold \$945,000
	<p>  3  2  2  602m²  146m² Year Built - DOM 24 Sold Date 21-Nov-25 Distance 0.83km First Listing ESR: \$780,000 - \$830,000 Last Listing MUST BE SOLD \$780,000 - \$850,000 </p>	
15	83 JASMINE DRIVE MILL PARK VIC 3082	Sold -
	<p>  3  2  2  716m²  - Year Built - DOM 20 Sold Date 24-Feb-26 Distance 0.96km First Listing AUCTION Last Listing \$350,000 PLUS </p>	

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Comparable Sales

16 1 MIMOSA ROAD MILL PARK VIC 3082








 3  2  2  625m²  134m²
 Year Built - DOM 37
 Sold Date 31-Jan-26 Distance 0.96km
 First Listing AUCTION \$770,000 - \$847,000
 Last Listing -

Sold **\$858,000**

17 8 BUCKMASTER DRIVE MILL PARK VIC 3082








 3  2  2  606m²  128m²
 Year Built 1985 DOM 7
 Sold Date 05-Feb-26 Distance 1.05km
 First Listing \$750,000 - \$790,000
 Last Listing \$750,000 - \$790,000

Sold ^{RS} **\$780,000**

18 96 MOORHEAD DRIVE MILL PARK VIC 3082








 3  2  2  597m²  169m²
 Year Built 1980 DOM 23
 Sold Date 20-Dec-25 Distance 1.06km
 First Listing AUCTION Sat 20 Dec 2:45pm
 Last Listing -

Sold **\$841,000**

19 17 GALILEE CRESCENT MILL PARK VIC 3082








 3  2  2  685m²  141m²
 Year Built 1985 DOM 59
 Sold Date 16-Dec-25 Distance 1.23km
 First Listing Auction 29th Nov @ 4pm -\$760k - \$825k
 Last Listing 'Vendors says Sell' -\$850,000

Sold **\$835,000**

20 1 DALRAY CLOSE MILL PARK VIC 3082



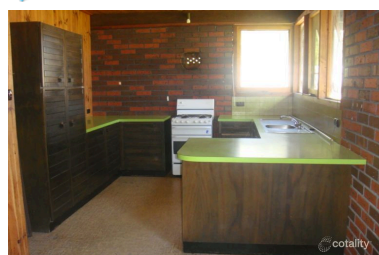




 3  2  2  580m²  143m²
 Year Built 1985 DOM 18
 Sold Date 16-Apr-26 Distance 1.24km
 First Listing AUCTION \$675,000 - \$742,500
 Last Listing AUCTION \$675,000 - \$742,500

Sold ^{RS} -

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Comparable Sales

21	15 LANGVALE COURT MILL PARK VIC 3082	Sold \$800,000
	3 2 1 1 546m ² 109m ² Year Built 1985 DOM 1 Sold Date 10-Dec-25 Distance 1.3km First Listing - Last Listing -	
22	29 HAWKES DRIVE MILL PARK VIC 3082	Sold \$925,000
	3 2 2 2 599m ² 160m ² Year Built - DOM 24 Sold Date 21-Nov-25 Distance 1.33km First Listing ESR: \$740,000 - \$790,000 Last Listing -	
23	8 MOSSTROOPER COURT MILL PARK VIC 3082	Sold \$760,000
	3 2 1 1 684m ² 136m ² Year Built - DOM - Sold Date 02-Mar-26 Distance 1.36km First Listing - Last Listing -	
24	4 SEPTIMUS CLOSE MILL PARK VIC 3082	Sold \$960,000
	3 2 2 2 604m ² - Year Built - DOM 25 Sold Date 21-Feb-26 Distance 1.37km First Listing ESR: \$770,000 - \$820,000 Last Listing -	
25	1 ALLAWAH COURT MILL PARK VIC 3082	Sold \$820,000
	3 2 2 2 587m ² 168m ² Year Built 1990 DOM 25 Sold Date 20-Nov-25 Distance 1.39km First Listing \$795,000 - \$850,000 Last Listing \$795,000 - \$850,000	

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Comparable Sales

26 8 LAMINA AVENUE MILL PARK VIC 3082 **Sold** **\$800,000**



🏠 3 🚿 2 🚗 1 📏 684m² 📐 140m²
 Year Built 1992 DOM 26
 Sold Date 05-Feb-26 Distance 1.4km
 First Listing BUYERS FROM 300000+
 Last Listing BUYERS FROM 300000+

27 16 HOBSON CRESCENT MILL PARK VIC 3082 **Sold** ^{RS} **\$840,000**



🏠 3 🚿 2 🚗 2 📏 560m² 📐 135m²
 Year Built 1990 DOM 23
 Sold Date 19-Feb-26 Distance 1.42km
 First Listing ESR: \$720,000 - \$780,000
 Last Listing -

28 108 PRINCE OF WALES AVENUE MILL PARK VIC 3082 **Sold** ^{RS} **\$835,500**



🏠 3 🚿 2 🚗 2 📏 534m² 📐 137m²
 Year Built 1980 DOM 30
 Sold Date 18-Apr-26 Distance 1.48km
 First Listing AUCTION Sat 18 April 10:30am
 Last Listing \$835,500

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