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 THE SEEKERS CRESCENT 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	$545,000	&	$599,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$587,500	Property type	Unit	Suburb	Mill Park
Period-from	01 Aug 2025	to	31 Jul 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
1/46 GOLF LINKS DRIVE MILL PARK VIC 3082	$581,000	18-Apr-26
22 POMMEL CRESCENT EPPING VIC 3076	$580,000	15-May-26
95 MOORHEAD DRIVE MILL PARK VIC 3082	$582,500	21-Mar-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: 05 August 2026

Harcourts Rata & Co.

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1/46 GOLF LINKS DRIVE MILL PARK VIC 3082

2 1 1

Sold Price **$581,000** Sold Date **18-Apr-26**

Distance **1.39km**



22 POMMEL CRESCENT EPPING VIC 3076

2 1 1

Sold Price **$580,000** Sold Date **15-May-26**

Distance **0.93km**



95 MOORHEAD DRIVE MILL PARK VIC 3082

2 1 2

Sold Price **$582,500** Sold Date **21-Mar-26**

Distance **0.76km**

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

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