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	106 Telopea Crescent, Mill Park Vic 3082

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $765,000 Property Type House Suburb Mill Park

Period - From 01/07/2023 to 30/09/2023 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	13 Redgum Ct MILL PARK 3082	$990,000	22/07/2023
2	5 Blossom Park Dr MILL PARK 3082	$980,000	22/08/2023
3	6 Blossom Park Dr MILL PARK 3082	$970,000	08/07/2023

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: 17/11/2023 09:52

106 Telopea Crescent, Mill Park Vic 3082

Walter Orlandi
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0400 580 601
walterorlandi@jelliscraig.com.au



4 4 3

Property Type: Land
Land Size: 667 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median House Price
September quarter 2023: $765,000

Comparable Properties



13 Redgum Ct MILL PARK 3082 (REI/VG)

4 2 4

Price: $990,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 566 sqm approx

Agent Comments



5 Blossom Park Dr MILL PARK 3082 (REI)

4 2 2

Price: $980,000
Method: Private Sale
Date: 22/08/2023
Property Type: House (Res)

Agent Comments



6 Blossom Park Dr MILL PARK 3082 (REI/VG)

4 2 4

Price: $970,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments

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