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	2/18 Coventry Crescent, Mill Park Vic 3082

Indicative selling price

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

Range between $640,000 & $704,000

Median sale price

Median price $780,000 Property Type House Suburb Mill Park

Period - From 01/04/2023 to 31/03/2024 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	12 Strickland Av MILL PARK 3082	$701,000	02/03/2024
2	1 Ribbon Ct MILL PARK 3082	$691,000	09/12/2023
3	1/59 Blossom Park Dr MILL PARK 3082	$660,000	16/03/2024

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: 13/05/2024 14:15

2/18 Coventry Crescent, Mill Park Vic 3082

McGrath

Maggie Sun
03 9889 8800
0425 790 930
maggiesun@mcgrath.com.au



3 1 2

Property Type: House
Land Size: 426 sqm approx

Agent Comments

Indicative Selling Price
$640,000 - $704,000
Median House Price
Year ending March 2024: $780,000

Comparable Properties



12 Strickland Av MILL PARK 3082 (REI/VG)

3 2 4

Price: $701,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments



1 Ribbon Ct MILL PARK 3082 (REI/VG)

2 1 1

Price: $691,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments



1/59 Blossom Park Dr MILL PARK 3082 (REI)

3 1 2

Price: $660,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments

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