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 Meldrum Avenue, Mill Park Vic 3082

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $758,000 Property Type House Suburb Mill Park

Period - From 01/07/2024 to 30/09/2024 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	28 Freeman Cr MILL PARK 3082	$665,000	12/08/2024
2	229 Betula Av MILL PARK 3082	$646,000	15/06/2024
3	60 Cuthbert Dr MILL PARK 3082	$642,500	08/06/2024

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: 29/10/2024 12:46

1 Meldrum Avenue, Mill Park Vic 3082

Steven Zervas
0423767621
steven@heavyside.co



3 1 2

Property Type: House
Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median House Price
September quarter 2024: $758,000

Comparable Properties



28 Freeman Cr MILL PARK 3082 (REI)

3 1 2

Price: $665,000
Method: Private Sale
Date: 12/08/2024
Property Type: House (Res)
Land Size: 548.74 sqm approx

Agent Comments

229 Betula Av MILL PARK 3082 (VG)

3 - -

Price: $646,000
Method: Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 532 sqm approx

Agent Comments



60 Cuthbert Dr MILL PARK 3082 (REI/VG)

3 2 2

Price: $642,500
Method: Private Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

Account - Heavyside

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