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	18 Appletree Drive, Mill Park Vic 3082

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $788,000 Property Type House Suburb Mill Park

Period - From 01/01/2024 to 31/12/2024 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	49 Roycroft Av MILL PARK 3082	$746,000	07/12/2024
2	31 Centenary Dr MILL PARK 3082	$734,500	30/11/2024
3	174 Roycroft Av MILL PARK 3082	$753,000	09/11/2024

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: 20/01/2025 12:09

18 Appletree Drive, Mill Park Vic 3082

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median House Price
Year ending December 2024: $788,000

Comparable Properties



49 Roycroft Av MILL PARK 3082 (REI)

3 2 2

Price: $746,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments



31 Centenary Dr MILL PARK 3082 (REI)

3 2 4

Price: $734,500
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments



174 Roycroft Av MILL PARK 3082 (REI/VG)

3 2 2

Price: $753,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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