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	1/8 ORSETT COURT 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	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Mill Park
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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
1/2 HEROIC COURT MILL PARK VIC 3082	$620,000	16-Nov-24
2/1 FOWLER COURT MILL PARK VIC 3082	$601,000	19-Oct-24
18/215 BETULA AVENUE MILL PARK VIC 3082	$570,000	12-Oct-24

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: 13 March 2025

Hayley Margetts
P 91111707
M 0433696971
E hmargetts@barryplant.com.au



1/2 HEROIC COURT MILL PARK VIC 3082

2 1 1

Sold Price **$620,000** Sold Date **16-Nov-24**

Distance **0.42km**



2/1 FOWLER COURT MILL PARK VIC 3082

2 1 2

Sold Price **$601,000** Sold Date **19-Oct-24**

Distance **1.77km**



18/215 BETULA AVENUE MILL PARK VIC 3082

3 1 1

Sold Price **$570,000** Sold Date **12-Oct-24**

Distance **0.38km**

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

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