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 HODDLE 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$790,000	Property type	House	Suburb	Mill Park
Period-from	01 Apr 2024	to	31 Mar 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
9 BORROWDALE COURT MILL PARK VIC 3082	$770,000	29-Mar-25
1 MELDRUM AVENUE MILL PARK VIC 3082	$730,000	23-Nov-24
10 STRICKLAND AVENUE MILL PARK VIC 3082	$770,000	15-Feb-25

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.~~

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9 BORROWDALE COURT MILL PARK VIC 3082

3 2 2

Sold Price RS $770,000 Sold Date 29-Mar-25

Distance 1.03km



1 MELDRUM AVENUE MILL PARK VIC 3082

3 2 2

Sold Price $730,000 Sold Date 23-Nov-24

Distance 1.11km



10 STRICKLAND AVENUE MILL PARK VIC 3082

3 2 2

Sold Price RS $770,000 Sold Date 15-Feb-25

Distance 1.25km

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

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