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	7 CHRISTIE AVENUE 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	$810,000	Property type	House	Suburb	Mill Park
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
3 EMMERSON COURT MILL PARK VIC 3082	$710,000	30-Apr-25
55 PINDARI AVENUE MILL PARK VIC 3082	$715,000	07-Jun-25
31 BLAMEY AVENUE MILL PARK VIC 3082	$735,000	22-May-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.~~

This Statement of Information was prepared on: 10 September 2025

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3 EMMERSON COURT MILL PARK VIC 3082

3 1 2

Sold Price **$710,000** Sold Date **30-Apr-25**

Distance **1km**



55 PINDARI AVENUE MILL PARK VIC 3082

3 1 2

Sold Price **$715,000** Sold Date **07-Jun-25**

Distance **1.86km**



31 BLAMEY AVENUE MILL PARK VIC 3082

3 1 2

Sold Price **$735,000** Sold Date **22-May-25**

Distance **1.86km**

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

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