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 Chestnut Road, Mill Park Vic 3082

Indicative selling price

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

Range between $635,000 & $685,000

Median sale price

Median price $827,750 Property Type House Suburb Mill Park

Period - From 14/10/2024 to 13/10/2025 Source Property Data

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	127 Casey Dr LALOR 3075	$657,000	23/08/2025
2	16 Blamey Av MILL PARK 3082	$670,000	28/07/2025
3	4 Watson Ct LALOR 3075	$650,500	26/07/2025

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: 14/10/2025 13:46

18 Chestnut Road, Mill Park Vic 3082

JellisCraig

Elliott Taylor
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Property Type:
Agent Comments

Indicative Selling Price
$635,000 - $685,000
Median House Price
14/10/2024 - 13/10/2025: $827,750

Comparable Properties



127 Casey Dr LALOR 3075 (REI/VG)

3 1 3

Price: $657,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 826 sqm approx

Agent Comments



16 Blamey Av MILL PARK 3082 (REI/VG)

3 1 2

Price: $670,000
Method: Private Sale
Date: 28/07/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



4 Watson Ct LALOR 3075 (REI/VG)

3 1 3

Price: $650,500
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 623 sqm approx

Agent Comments

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