

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

2/5 HILLAS 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Apr 2025

to

31 Mar 2026

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

2/13A PICKWORTH DRIVE MILL PARK VIC 3082	\$650,000	13-Feb-26
103A HAWKES DRIVE MILL PARK VIC 3082	\$660,000	16-Feb-26
1/87 MONASH STREET LALOR VIC 3075	\$646,100	18-Mar-26

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: 07 April 2026



2/13A PICKWORTH DRIVE MILL PARK VIC 3082

 3  1  1

Sold Price

^{RS} **\$650,000**

Sold Date

13-Feb-26

Distance

0.6km



103A HAWKES DRIVE MILL PARK VIC 3082

 3  1  1

Sold Price

\$660,000

Sold Date

16-Feb-26

Distance

1.32km



1/87 MONASH STREET LALOR VIC 3075

 3  1  1

Sold Price

^{RS} **\$646,100**

Sold Date

18-Mar-26

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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