

## 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 MAGENTA COURT MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Mill Park

Period-from

01 Mar 2025

to

28 Feb 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

18 CHESTNUT ROAD MILL PARK VIC 3082	\$807,000	08-Nov-25
112 PRINCE OF WALES AVENUE MILL PARK VIC 3082	\$785,000	03-Mar-26
39 CUNNINGHAM DRIVE MILL PARK VIC 3082	\$860,000	21-Feb-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: 31 March 2026



**18 CHESTNUT ROAD MILL PARK  
VIC 3082**

 3  1  2

Sold Price **\$807,000** Sold Date **08-Nov-25**

Distance **0.55km**



**112 PRINCE OF WALES AVENUE  
MILL PARK VIC 3082**

 3  1  -

Sold Price <sup>RS</sup> **\$785,000** Sold Date **03-Mar-26**

Distance **2.46km**



**39 CUNNINGHAM DRIVE MILL  
PARK VIC 3082**

 3  1  4

Sold Price **\$860,000** Sold Date **21-Feb-26**

Distance **1.97km**



**113 REDLEAP AVENUE MILL PARK  
VIC 3082**

 3  1  -

Sold Price **\$842,000** Sold Date **22-Oct-25**

Distance **2.4km**

RS = Recent sale      UN = Undisclosed Sale

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