

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

32 Cunningham Drive, Mill Park Vic 3082

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$865,000 Property Type House Suburb Mill Park

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	4 Matthews Ct MILL PARK 3082	\$961,000	11/04/2026
2	4 Berry Ct MILL PARK 3082	\$950,000	25/02/2026
3	4 Royston Ct MILL PARK 3082	\$900,000	13/01/2026

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: 15/04/2026 14:47



Property Type: House (Res)

Land Size: 788 sqm approx

Agent Comments

Comparable Properties



4 Matthews Ct MILL PARK 3082 (REI)

Agent Comments



Price: \$961,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 639 sqm approx



4 Berry Ct MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House (Res)

Land Size: 576 sqm approx

4 Royston Ct MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 13/01/2026

Property Type: House (Res)

Land Size: 583 sqm approx