

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

20/5 Delacombe Drive, Mill Park Vic 3082

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$617,500 Property Type Townhouse Suburb Mill Park

Period - From 05/03/2025 to 04/03/2026 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	23/292 Mckimmies Rd MILL PARK 3082	\$590,000	29/10/2025
2	26/292 Mckimmies Rd MILL PARK 3082	\$572,000	20/10/2025
3	3 Gorman Dr MILL PARK 3082	\$592,000	22/12/2025

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:

05/03/2026 16:27



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Townhouse Price

05/03/2025 - 04/03/2026: \$617,500

Comparable Properties



23/292 Mckimmies Rd MILL PARK 3082 (REI)

Agent Comments

3 1 2

Price: \$590,000

Method:

Date: 29/10/2025

Property Type: Townhouse (Single)



26/292 Mckimmies Rd MILL PARK 3082 (REI)

Agent Comments

3 1 1

Price: \$572,000

Method:

Date: 20/10/2025

Property Type: Townhouse (Single)



3 Gorman Dr MILL PARK 3082 (REI/VG)

Agent Comments

3 3 2

Price: \$592,000

Method: Private Sale

Date: 22/12/2025

Property Type: Townhouse (Res)

Account - VICPROP | P: 03 8888 1011



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