

## 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

196 BETULA AVENUE 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$816,500

Property type

House

Suburb

Mill Park

Period-from

01 Dec 2024

to

30 Nov 2025

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

2/23 HOMESTEAD PLACE MILL PARK VIC 3082	\$755,000	27-Nov-25
10A HARGRAVE COURT MILL PARK VIC 3082	\$617,500	14-Jul-25

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: 03 December 2025


**2/23 HOMESTEAD PLACE MILL  
PARK VIC 3082**
 3
  2
  1

Sold Price

RS

**\$755,000**

 Sold Date **27-Nov-25**

 Distance **1.57km**

**10A HARGRAVE COURT MILL PARK  
VIC 3082**
 3
  2
  1

Sold Price

**\$617,500**

 Sold Date **14-Jul-25**

 Distance **2.03km**

RS = Recent sale

UN = Undisclosed Sale

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