

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

3/25 BRADLEY DRIVE 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Jul 2025

to

30 Jun 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

2/128 CENTENARY DRIVE MILL PARK VIC 3082	\$640,000	08-Jul-26
1/28 BUICK CRESCENT MILL PARK VIC 3082	\$605,000	30-Oct-25
8/45 ANCONA DRIVE MILL PARK VIC 3082	\$630,000	20-Dec-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: 15 July 2026



2/128 CENTENARY DRIVE MILL PARK VIC 3082

 3  1  2

Sold Price

^{RS}

\$640,000

Sold Date

08-Jul-26

Distance

0.24km



1/28 BUICK CRESCENT MILL PARK VIC 3082

 3  1  1

Sold Price

\$605,000

Sold Date

30-Oct-25

Distance

0.41km



8/45 ANCONA DRIVE MILL PARK VIC 3082

 3  2  1

Sold Price

\$630,000

Sold Date

20-Dec-25

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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