

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 Allawah Court, Mill Park Vic 3082

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$853,000 Property Type House Suburb Mill Park

Period - From 11/05/2025 to 10/05/2026 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	49 Romano Av MILL PARK 3082	\$795,000	09/12/2025
2	13 Randell Ct MILL PARK 3082	\$810,500	02/12/2025
3	15 Gibbons Dr EPPING 3076	\$747,000	25/11/2025

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:

11/05/2026 13:22



 5  2  2

Property Type: House
Land Size: 571 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$795,000

Median House Price

11/05/2025 - 10/05/2026: \$853,000

Comparable Properties



49 Romano Av MILL PARK 3082 (REI/VG)

Agent Comments

 4  2  2

Price: \$795,000

Method: Private Sale

Date: 09/12/2025

Property Type: House (Res)

Land Size: 531 sqm approx



13 Randell Ct MILL PARK 3082 (REI/VG)

Agent Comments

 4  2  2

Price: \$810,500

Method: Private Sale

Date: 02/12/2025

Property Type: House

Land Size: 614 sqm approx



15 Gibbons Dr EPPING 3076 (REI/VG)

Agent Comments

 4  1  4

Price: \$747,000

Method: Sold Before Auction

Date: 25/11/2025

Property Type: House (Res)

Land Size: 465 sqm approx