

# 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

38 Sharp Circuit, 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)

range between

\$500,000

&

\$520,000

### Median sale price

Median price

\$590,000

Property type

Unit

Suburb

Mill Park

Period - From

01/05/2025

to

30/04/2026

Source



### 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
50 Everlasting Boulevard, South Morang, VIC 3752	\$535,000	07/05/2026
5/5 Bethany Court, South Morang, VIC 3752	\$500,000	23/02/2026
4/190 Gordons Road, South Morang, VIC 3752	\$515,000	01/03/2026

**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: 20/05/2026