

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

2 LAVENDER COURT 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,500

Property type

House

Suburb

Mill Park

Period-from

01 Aug 2025

to

31 Jul 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

5 PROTEA COURT MILL PARK VIC 3082	\$853,000	18-Apr-26
15 VALADERO COURT MILL PARK VIC 3082	\$845,000	23-May-26
3 RADIATA COURT MILL PARK VIC 3082	\$760,000	03-May-26

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: 19 August 2026


5 PROTEA COURT MILL PARK VIC 3082

Sold Price

\$853,000

Sold Date

18-Apr-26
 3

 2

 2

Distance

0.34km

15 VALADERO COURT MILL PARK VIC 3082

Sold Price

\$845,000

Sold Date

23-May-26
 3

 2

 2

Distance

0.84km

3 RADIATA COURT MILL PARK VIC 3082

Sold Price

\$760,000

Sold Date

03-May-26
 3

 2

 1

Distance

0.77km
RS = Recent sale

UN = Undisclosed Sale

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