

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

207/30 Bush Boulevard Mill Park

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 \$420,000 & \$440,000

Median sale price

Median price \$435,000 Apartment Apartment Suburb Mill Park

Period - From June 2024 to May 2025 Source RP 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

404/30 Bush Boulevard Mill Park	\$420,000	07/02/2025
101/30 Bush Boulevard Mill Park	\$410,000	26/05/2025
209/24 Oleander Drive Mill Park	\$417,500	12/04/2025

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: 30 June 2025