

# 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

11 Archer Place, 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 \$850,000 & \$925,000

### Median sale price

Median price \$881,500 Property Type House Suburb Mill Park

Period - From 01/04/2025 to 31/03/2026 Source REIV

### 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 | 5 Protea Ct MILL PARK 3082      | \$853,000 | 18/04/2026   |
| 2 | 52 McLaughlin Cr MILL PARK 3082 | \$870,000 | 28/03/2026   |
| 3 | 1 Honeysuckle Ct MILL PARK 3082 | \$876,000 | 14/02/2026   |

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:

04/05/2026 14:04



3   
 2   
 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 706 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$925,000  
**Median House Price**  
 Year ending March 2026: \$881,500

## Comparable Properties



**5 Protea Ct MILL PARK 3082 (REI)**

Agent Comments

3   
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**Price:** \$853,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**52 McLaughlin Cr MILL PARK 3082 (REI)**

Agent Comments

3   
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**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 634 sqm approx



**1 Honeysuckle Ct MILL PARK 3082 (REI)**

Agent Comments

3   
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 2

**Price:** \$876,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx

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