

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

14 Doubell Court, Mill Park Vic 3082

Indicative selling price

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

Range between \$820,000 & \$880,000

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	11 Boyle Cr MILL PARK 3082	\$850,000	22/04/2026
2	26 Ebony Dr BUNDOORA 3083	\$858,888	02/04/2026
3	69 Heritage Dr MILL PARK 3082	\$887,000	10/12/2025

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:

04/06/2026 15:00



Property Type: House (Res)

Land Size: 647 sqm approx

Agent Comments

Comparable Properties



11 Boyle Cr MILL PARK 3082 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 22/04/2026

Property Type: House

Land Size: 531 sqm approx



26 Ebony Dr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$858,888

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 538 sqm approx



69 Heritage Dr MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$887,000

Method: Sold Before Auction

Date: 10/12/2025

Property Type: House (Res)

Land Size: 597 sqm approx