

## 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

25 DELACOMBE DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$853,500

Property type

House

Suburb

Mill Park

Period-from

01 Jun 2025

to

31 May 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 32 CUNNINGHAM DRIVE MILL PARK VIC 3082 | \$1,064,000 | 23-May-26 |
| 6 AZALEA AVENUE MILL PARK VIC 3082     | \$1,082,000 | 16-May-26 |
| 6 PISANI COURT MILL PARK VIC 3082      | \$1,104,000 | 11-Apr-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: 16 June 2026



### 32 CUNNINGHAM DRIVE MILL PARK VIC 3082

 4
  2
  4

Sold Price <sup>RS</sup> **\$1,064,000** Sold Date **23-May-26**

Distance **2.14km**



### 6 AZALEA AVENUE MILL PARK VIC 3082

 4
  2
  2

Sold Price <sup>RS</sup> **\$1,082,000** Sold Date **16-May-26**

Distance **2.08km**



### 6 PISANI COURT MILL PARK VIC 3082

 4
  2
  2

Sold Price <sup>RS</sup> **\$1,104,000** Sold Date **11-Apr-26**

Distance **4.42km**

RS = Recent sale

UN = Undisclosed Sale

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