

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

3 Allawah Court, Mill Park Vic 3082

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$852,500

Property Type

House

Suburb

Mill Park

Period - From

05/05/2025

to

04/05/2026

Source

Property 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	Price	Date of sale
1	112 Prince Of Wales Av MILL PARK 3082	\$785,000	02/03/2026
2	12 Allawah Ct MILL PARK 3082	\$770,000	19/12/2025
3	1 Allawah Ct MILL PARK 3082	\$820,000	23/11/2025

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:

05/05/2026 14:59



Rooms: 8
Property Type: House (Res)
Land Size: 572 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
05/05/2025 - 04/05/2026: \$852,500

3 most close by similar house within 6 months

Comparable Properties



112 Prince Of Wales Av MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 02/03/2026
Property Type: House (Res)
Land Size: 544 sqm approx



12 Allawah Ct MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 538 sqm approx



1 Allawah Ct MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$820,000
Method: Sold Before Auction
Date: 23/11/2025
Property Type: House (Res)
Land Size: 587 sqm approx

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