

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 Heritage Drive, Mill Park Vic 3082

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price

Median price

\$845,000

Property Type

House

Suburb

Mill Park

Period - From

01/04/2026

to

30/06/2026

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	4 Cuneo Ct MILL PARK 3082	\$790,000	04/07/2026
2	55 Konrads Cr MILL PARK 3082	\$800,000	13/06/2026
3	5 Berala PI MILL PARK 3082	\$820,000	30/04/2026

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:

13/07/2026 10:28



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Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments

Comparable Properties



4 Cuneo Ct MILL PARK 3082 (REI)

Agent Comments

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Price: \$790,000

Method: Auction Sale

Date: 04/07/2026

Property Type: House (Res)

Land Size: 658 sqm approx



55 Konrads Cr MILL PARK 3082 (REI)

Agent Comments

🛏 4 🛏 2 🚗 3

Price: \$800,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 719 sqm approx



5 Berala Pl MILL PARK 3082 (REI/VG)

Agent Comments

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Price: \$820,000

Method: Sold Before Auction

Date: 30/04/2026

Property Type: House (Res)

Land Size: 575 sqm approx