

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 RESEARCH DRIVE MILL PARK VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,500

Property type

House

Suburb

Mill Park

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5 SPRINGFIELD COURT MILL PARK VIC 3082	\$950,000	21-Mar-26
28 AUSTRALIS DRIVE MILL PARK VIC 3082	\$947,000	28-Mar-26
56 TELOPEA CRESCENT MILL PARK VIC 3082	\$1,100,000	17-Mar-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 August 2026

Romi Sleiman
P 03 9305 5533
M 0452266369
E rsleiman@barryplant.com.au



5 SPRINGFIELD COURT MILL PARK VIC 3082 Sold Price **\$950,000** Sold Date **21-Mar-26**

 4  2  4

Distance **0.8km**



28 AUSTRALIS DRIVE MILL PARK VIC 3082 Sold Price **\$947,000** Sold Date **28-Mar-26**

 3  2  2

Distance **-**



56 TELOPEA CRESCENT MILL PARK VIC 3082 Sold Price **\$1,100,000** Sold Date **17-Mar-26**

 5  3  2

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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