

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

379 Childs Road, Mill Park Vic 3082

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$840,000

Property Type House

Suburb Mill Park

Period - From 16/08/2025

to

15/08/2026

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	43 Madigan Cr MILL PARK 3082	\$680,000	04/07/2026
2	4 Pleasant Cl MILL PARK 3082	\$682,500	13/06/2026
3	11 Apsley Ct MILL PARK 3082	\$675,000	21/05/2026

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:

16/08/2026 22:15



3
 2
 2

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median House Price

16/08/2025 - 15/08/2026: \$840,000

Comparable Properties



43 Madigan Cr MILL PARK 3082 (REI)

Agent Comments

3
 2
 2

Price: \$680,000

Method: Auction Sale

Date: 04/07/2026

Property Type: House (Res)



4 Pleasant Ct MILL PARK 3082 (REI)

Agent Comments

3
 2
 2

Price: \$682,500

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 359 sqm approx



11 Apsley Ct MILL PARK 3082 (REI/VG)

Agent Comments

3
 2
 3

Price: \$675,000

Method: Sold Before Auction

Date: 21/05/2026

Property Type: House (Res)

Land Size: 633 sqm approx