

# 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

4 Carroll Avenue, Millgrove Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$627,000

### Median sale price

Median price \$622,500

Property Type House

Suburb Millgrove

Period - From 01/01/2025

to 31/12/2025

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 | 18 William Cr MILLGROVE 3799   | \$600,000 | 11/03/2026   |
| 2 | 5 Pythias Ct MILLGROVE 3799    | \$571,000 | 24/12/2025   |
| 3 | 1 Adrienne Ct MILLGROVE 3799   | \$628,500 | 17/11/2025   |

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:

27/03/2026 13:23



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 669 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$627,000  
**Median House Price**  
Year ending December 2025: \$622,500

## Comparable Properties



**18 William Cr MILLGROVE 3799 (REI)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 11/03/2026  
**Property Type:** House  
**Land Size:** 664 sqm approx



**5 Pythias Ct MILLGROVE 3799 (REI/VG)**

**Agent Comments**



**Price:** \$571,000  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** House (Res)  
**Land Size:** 844 sqm approx



**1 Adrienne Ct MILLGROVE 3799 (REI/VG)**

**Agent Comments**



**Price:** \$628,500  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** House  
**Land Size:** 740 sqm approx