

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

2 Bedford Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$590,000 & \$649,000

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	12 Carroll Av MILLGROVE 3799	\$633,500	20/01/2026
2	1 Adrienne Ct MILLGROVE 3799	\$628,500	17/11/2025
3	9 The Crescent WESBURN 3799	\$650,000	08/10/2025

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:

23/03/2026 11:55



 3  2  2

Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
Year ending December 2025: \$622,500

Comparable Properties



12 Carroll Av MILLGROVE 3799 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$633,500
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 669 sqm approx



1 Adrienne Ct MILLGROVE 3799 (REI/VG)

[Agent Comments](#)

 4  2  3

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



9 The Crescent WESBURN 3799 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$650,000
Method: Private Sale
Date: 08/10/2025
Property Type: House
Land Size: 2066 sqm approx