

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

1 Pierre Court, Millgrove Vic 3799

Indicative selling price

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

Range between

\$570,000

&

\$610,000

Median sale price

Median price

\$626,750

Property Type

House

Suburb

Millgrove

Period - From

11/03/2025

to

10/03/2026

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	22 Tulloch St MILLGROVE 3799	\$595,000	17/10/2025
2	6 Hodge Ct MILLGROVE 3799	\$560,000	16/10/2025
3			

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:

11/03/2026 08:40

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Indicative Selling Price

\$570,000 - \$610,000

Median House Price

11/03/2025 - 10/03/2026: \$626,750



Property Type: House (Res)

Land Size: 823 sqm approx

Agent Comments

Comparable Properties



22 Tulloch St MILLGROVE 3799 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 17/10/2025

Property Type: House (Res)

Land Size: 884 sqm approx



6 Hodge Ct MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 16/10/2025

Property Type: House

Land Size: 1210 sqm approx

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.

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