

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 HODGE COURT MILLGROVE VIC 3799

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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Millgrove

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

145 WONGA ROAD MILLGROVE VIC 3799	\$745,000	24-Apr-25
25 TULLOCH STREET MILLGROVE VIC 3799	\$735,000	17-Jul-25
110 WONGA ROAD MILLGROVE VIC 3799	\$710,000	05-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 03 February 2026



145 WONGA ROAD MILLGROVE VIC 3799

Sold Price

\$745,000

Sold Date

24-Apr-25

4 2 2

Distance

0.62km



25 TULLOCH STREET MILLGROVE VIC 3799

Sold Price

\$735,000

Sold Date

17-Jul-25

3 1 2

Distance

0.31km



110 WONGA ROAD MILLGROVE VIC 3799

Sold Price

^{RS} **\$710,000**

Sold Date

05-Jan-26

3 2 2

Distance

0.57km



5 JAMES STREET MILLGROVE VIC 3799

Sold Price

^{RS} **\$700,000**

Sold Date

17-Dec-25

3 1 4

Distance

0.39km



48 CARROLL AVENUE MILLGROVE VIC 3799

Sold Price

\$695,000

Sold Date

24-Sep-25

3 1 4

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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