

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

8 RAWDON COURT MILL PARK VIC 3082

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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,000

Property type

House

Suburb

Mill Park

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

1 SUSSEX COURT MILL PARK VIC 3082	\$740,000	15-Nov-25
426 CHILDS ROAD MILL PARK VIC 3082	\$780,000	31-Aug-25
4 PORTER COURT MILL PARK VIC 3082	\$766,000	25-Oct-25

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: 02 February 2026


1 SUSSEX COURT MILL PARK VIC 3082

Sold Price

\$740,000

Sold Date

15-Nov-25
 3

 1

 2

Distance

0.19km

426 CHILDS ROAD MILL PARK VIC 3082

Sold Price

\$780,000

Sold Date

31-Aug-25
 4

 1

 2

Distance

0.77km

4 PORTER COURT MILL PARK VIC 3082

Sold Price

\$766,000

Sold Date

25-Oct-25
 3

 1

 2

Distance

1.21km
RS = Recent sale

UN = Undisclosed Sale

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