

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

11 SHARP CIRCUIT 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

3/885 PLENTY ROAD SOUTH MORANG VIC 3752	\$508,000	12-Apr-25
5/13 PAYNE PLACE SOUTH MORANG VIC 3752	\$500,000	04-Mar-25
35 PACE CIRCUIT SOUTH MORANG VIC 3752	\$495,000	05-May-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: 13 June 2025

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3/885 PLENTY ROAD SOUTH MORANG VIC 3752

3 1 1

Sold Price

^{RS} \$508,000 Sold Date 12-Apr-25

Distance 1.29km



5/13 PAYNE PLACE SOUTH MORANG VIC 3752

3 1 1

Sold Price

\$500,000 Sold Date 04-Mar-25

Distance 1.32km



35 PACE CIRCUIT SOUTH MORANG VIC 3752

3 1 1

Sold Price

^{RS} \$495,000 Sold Date 05-May-25

Distance 1.39km

RS = Recent sale

UN = Undisclosed Sale

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