

PROPERTY REPORT

7 Damon Court Millgrove VIC 3799

Prepared for: Joanne SKOW
Prepared on: 26 August 2026

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7 Damon Court Millgrove VIC 3799

3 | 2 | 2 | 796m² | 798m²

Property Details

Lot/Plan	LOT 16 LP71925	**Property Type**	House
Year Built	1980	**Council Area**	Yarra Ranges
Zone	GWZ4, Green Wedge Zone - Schedule 4	**Land Use Primary**	Detached Dwelling



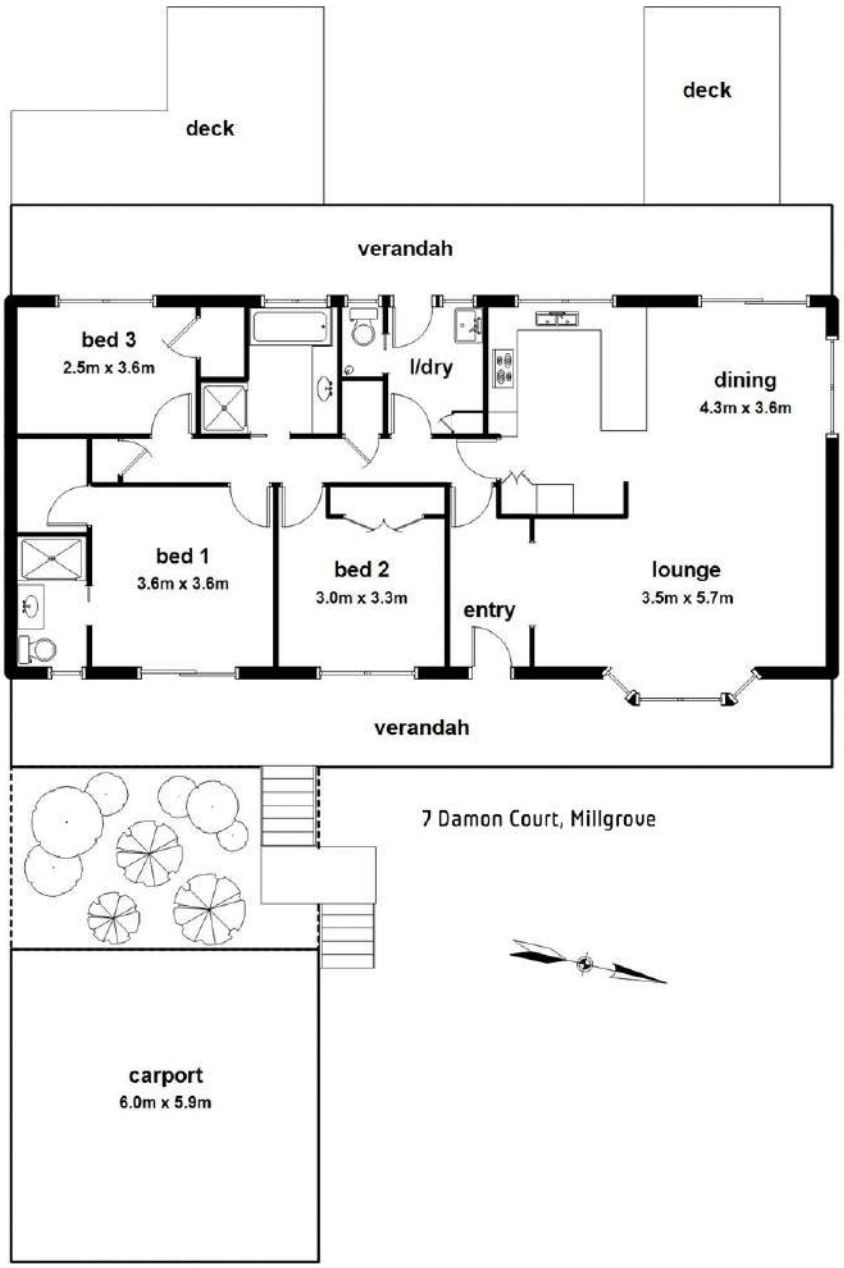






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Floor Area 123 sqm (13.2 squares)

***The plan is for illustrative purpose only, floor area is living space.**
All details are to be confirmed onsite.

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Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$700,000	$628,000 - $767,000	 Low High

Estimated Value as at 17 August 2026. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about the estimated value, please refer to the below and the end of this document.

How to read this estimate

The estimate has been broken into confidence level categories based on the criteria listed below

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

Property Activity Summary

Date	Activity	Value	Details
23 Sep 2024	Sold	$630,000	Sale Method: Private Treaty, Sale Advised by: Government
14 Aug 2024	For Sale	$600,000 - $660,000	Campaign period: 14/08/2024 - 11/10/2024, Listing Type: Private Treaty, Listed by: Rebecca Doolan, Bell Real Estate Yarra Junction, Days on market: 70
29 Jun 2020	For Sale	$400,000 - $440,000	Campaign period: 29/06/2020 - 29/06/2020, Listing Type: Private Treaty, Listed by: Chris Lord, Andrew McMath Real Estate Pty Ltd, Days on market: 1
17 Apr 2019	Sold	$420,000	Sale Method: Private Treaty, Sale Advised by: Government

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Property Activity Summary

Date	Activity	Value	Details
18 Mar 2019	For Sale	$400,000 - $440,000	Campaign period: 18/03/2019 - 21/05/2019, Listing Type: Private Treaty, Listed by: LORD CHRIS, Professionals Andrew McMath Real Estate - Yarra Junction, Days on market: 65
20 Sep 2005	Sold	$248,000	Sale Method: Unknown, Sale Advised by: Government
01 Dec 1989	Sold	$135,000	Sale Method: Unknown, Sale Advised by: Government
30 Nov 1982	Sold	$5,500	Sale Method: Unknown, Sale Advised by: Government
27 Jan 1978	Sold	$7,300	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties



2 Bedford Street Millgrove VIC 3799

3	2	1	113m²	663m²

Sale Price **$614,000** Sale Method Private Treaty

Sale Date 07/04/2026 Days on Market 46

1.2km from property



4 Hodge Court Millgrove VIC 3799

2	2	1	103m²	665m²

Sale Price **$678,000** Sale Method Private Treaty

Sale Date 20/03/2026 Days on Market 39

0.9km from property



110 Wonga Road Millgrove VIC 3799

3	2	2	110m²	742m²

Sale Price **$710,000** Sale Method Private Treaty

Sale Date 05/01/2026 Days on Market 22

1.1km from property



20 Christine Street Millgrove VIC 3799

4	2	1	126m²	664m²

Sale Price **$650,000** Sale Method Private Treaty

Sale Date 02/03/2026 Days on Market 6

1.5km from property

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Properties For Sale



7 Ronald Grove Millgrove VIC 3799

3	1	2	136m²	739m²

First Ad Price $650,000-$680,000

Latest Ad Price $650,000-$680,000

Listing Method - Days on Market -

0.9km from property



5 Redcliffs Avenue Warburton VIC 3799

3	2	-	73m²	833m²

First Ad Price $600,000 - $660,000

Latest Ad Price $639,950

Listing Method - Days on Market -

1.3km from property



4 Lincoln Road Warburton VIC 3799

3	2	1	103m²	1,102m²

First Ad Price $680,000-$730,000

Latest Ad Price $650,000-$695,000

Listing Method - Days on Market -

1.9km from property



6 Lincoln Road Warburton VIC 3799

2	2	1	100m²	1,250m²

First Ad Price $740,000 - $780,000

Latest Ad Price $695,000 - $750,000

Listing Method - Days on Market -

1.9km from property

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Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Millwarra Primary School 18-20 Cavanagh Road Millgrove VIC 3799	0.6km	Primary	Mixed	Government	109
Upper Yarra Secondary College 81-89 Little Yarra Road Yarra Junction VIC 3797	4.6km	Secondary	Mixed	Government	496
Melbourne High School-Millgrove Outdoor Education Centre 140 Dee Road Millgrove VIC 3799	1.4km	Secondary	Mixed	Non-Government	-
Wesburn Primary School 2850 Warburton Highway Wesburn VIC 3799	1.4km	Primary	Mixed	Government	137
Warburton Primary School 16 Horners Road Warburton VIC 3799	4.3km	Primary	Mixed	Government	51

Property within school catchment

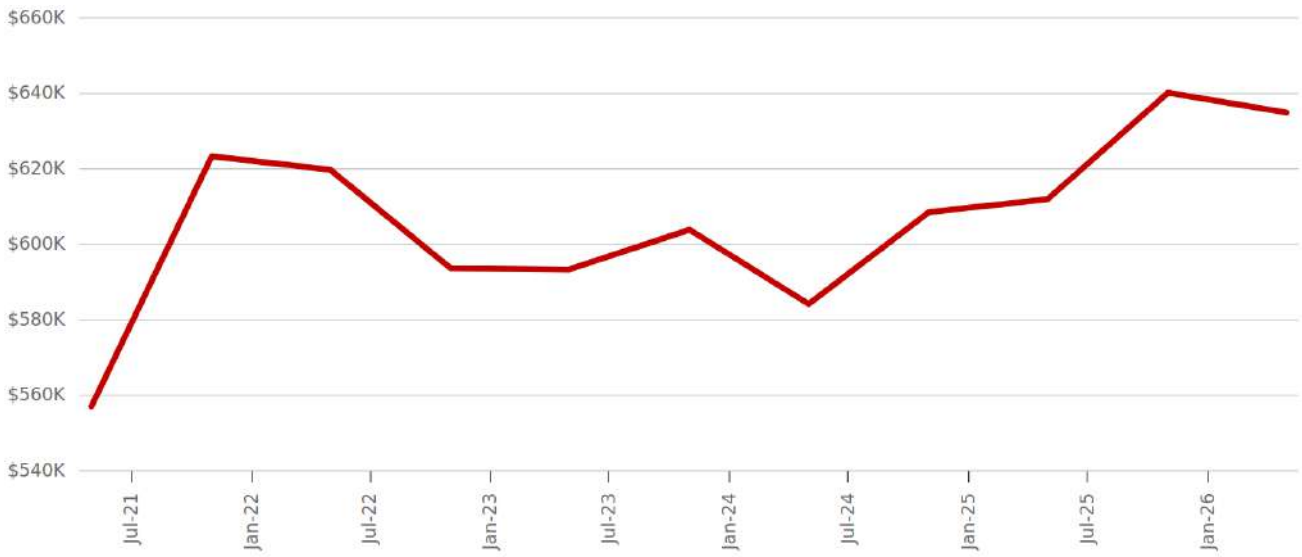
Property outside school catchment (government)/no catchment applies (non-government)

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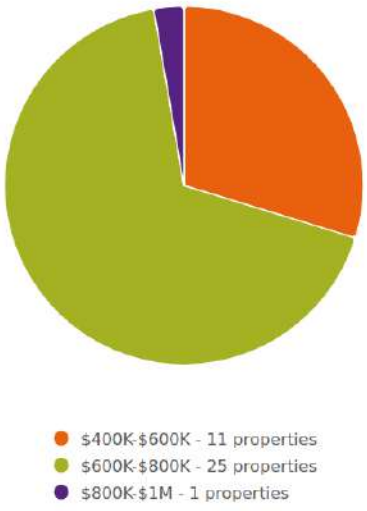
Millgrove Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
May 2026	37	$634,777	▲ 3.75%
May 2025	40	$611,807	▲ 4.75%
May 2024	37	$584,023	▼ 1.54%
May 2023	32	$593,189	▼ 4.26%
May 2022	46	$619,632	▲ 11.27%
May 2021	46	$556,869	▲ 20.15%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2026	2025
34	35

Median Vendor Discount

2026	2025
4.96%	-

Statistics are calculated over a rolling 12 month period

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(b) relies on the accuracy of the description against the Development Approval Data provided to Cotality by third parties;
(c) may differ from the actual construction cost (where it contains an estimated construction cost) and

(d) any errors in entry of property details may lead to incorrect Development Approval Data being provided and the recipient should always check the appropriateness of the information contained in the development approval report against the actual property or surrounding properties (including physical attributes of such property).

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Estimated Value

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