PropTrack

Desktop Property Report

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7 DAMON CT, MILLGROVE, VIC 3799

Instructed Address:	7 Damon Court, MILLGROVE, VIC 3799
Loan Reference:	VXJ-000030812191
Borrower's Estimate:	$700,000
Effective Date:	26 Oct 2026

Property Details

7 DAMON CT, MILLGROVE, VIC 3799

Beds: **3** Baths: **2** Cars: **2**

Property type: **House** Living Area: **153m²** Land Area: **796m²**

Year built: **1982**

Walls: **Timber**

Roof: **-**

Lot/Plan number: **16/LP071925**

LGA/Council: **Yarra Ranges**

Bushfire zone: Detected

Flood zone: Not detected

Heritage overlay: Not detected

Assessment

$700,000

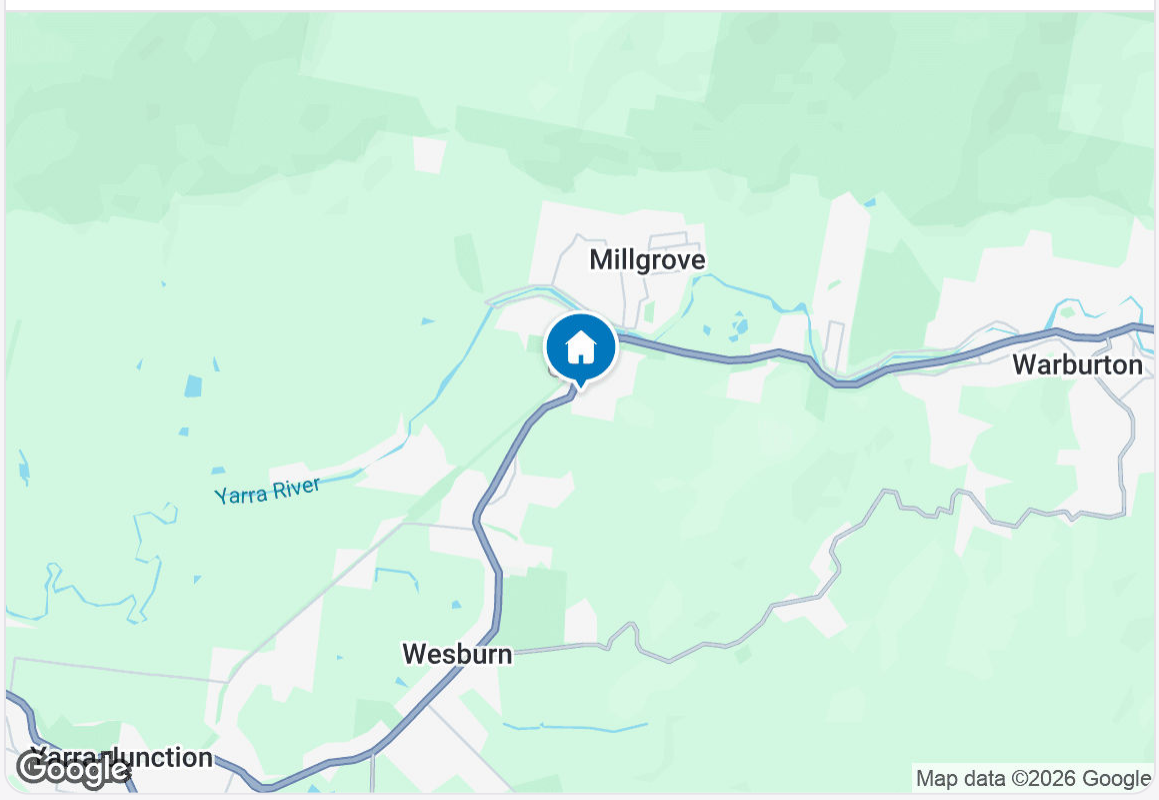
Assessed value

$630,000

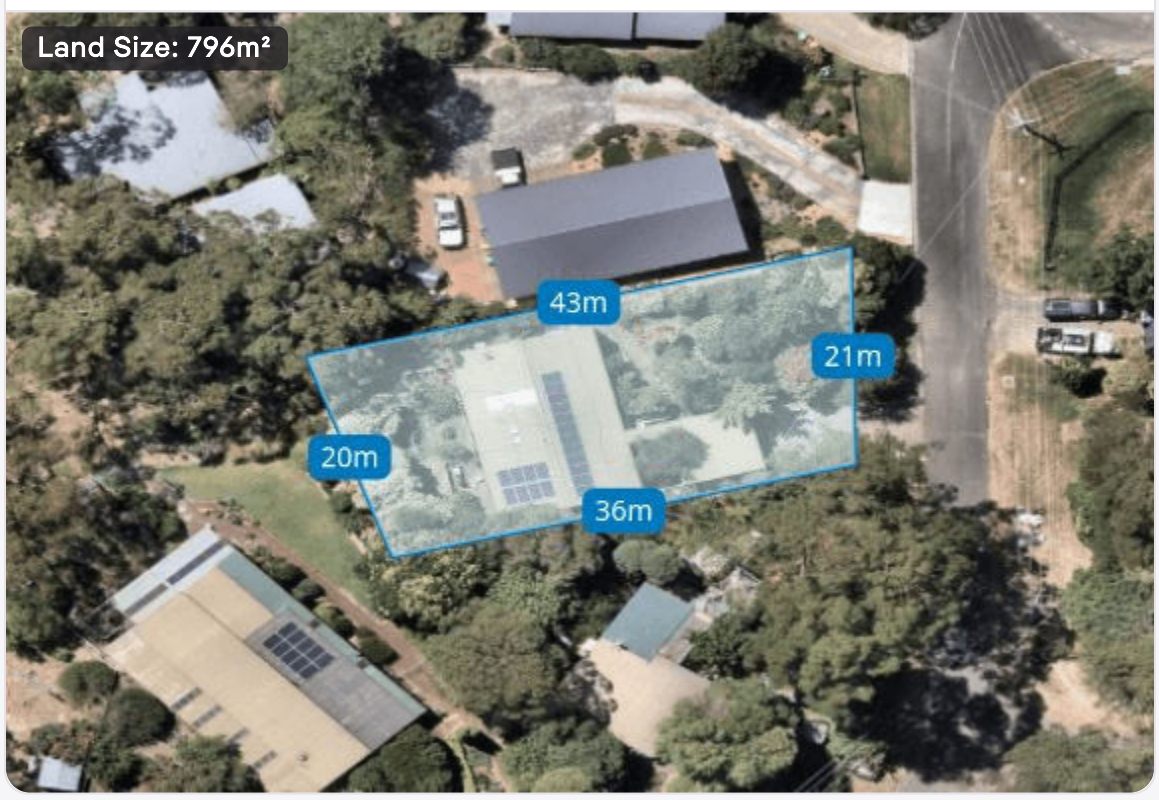
Last sale price

Sold on 23/09/2024

Google Maps

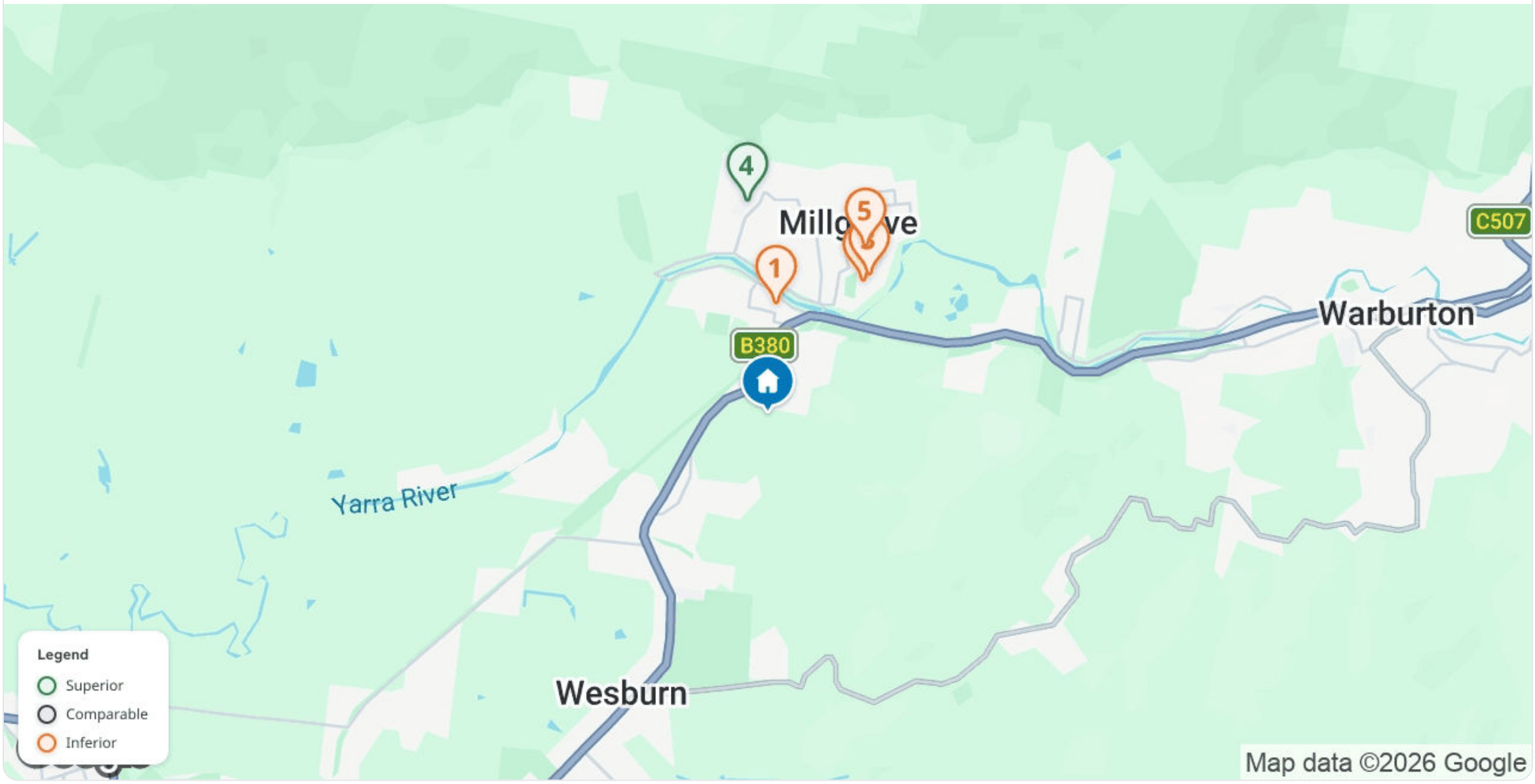


Nearmap Aerial



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Chosen Comparables



Valuer's selection	Sale price	Sale date	Sale Type	Year built	Distance

Superior



4 — 121 WONGA RD, MILLGROVE, VIC 3799 — $765,000 — 20 May 2026 — Settled — - — 1160m
Beds: 3 Baths: 2 Cars: 0 House
Living Area: - Land Area: 930m² Bushfire

Inferior



3 — 7 RONALD GR, MILLGROVE, VIC 3799 — $625,000 — 14 Oct 2026 — Advised — 2004 — 939m
Beds: 3 Baths: 1 Cars: 2 House
Living Area: 115m² Land Area: 739m² Bushfire

1 — 9 GILLIS ST, MILLGROVE, VIC 3799 — $620,000 — 29 Jun 2026 — Settled — 2001 — 507m
Beds: 3 Baths: 1 Cars: - House
Living Area: 110m² Land Area: 947m² Bushfire



5 — 12 WILLIAM CRES, MILLGROVE, VIC 3799 — $600,000 — 19 Aug 2026 — Settled — 1995 — 1066m
Beds: 3 Baths: 1 Cars: 0 House
Living Area: 98m² Land Area: 680m² Bushfire



2 — 4 RONALD GR, MILLGROVE, VIC 3799 — $595,000 — 06 Aug 2026 — Settled — 1985 — 888m
Beds: 3 Baths: 1 Cars: 2 House
Living Area: 104m² Land Area: 680m² Bushfire

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Photo Gallery



Neighbourhood Description

Surrounding development comprises residential dwellings of similar/varying age, style and street appeal to the subject property. Amenities, that compliment residential occupation that are within convenient proximity include sporting and recreation facilities, primary and secondary schools, shopping facilities and public transport (bus, train, tram).

Land/Site Description

Irregular in shape and level in contour with good access.Generally regular in shape and level in contour with good access via bitumen road construction and constructed kerbs.

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Valuation Details

Firm:	**Opteon (Goulburn North East Victoria) Pty Ltd**
Email:	-
Postal Address:	-

Instructions

Lender:	**Bankwest**
Loan Ref:	**VXJ-000030812191**
Postal Address:	**300 Murray Street PERTH 6000**

Additional Comments

-

PropTrack Desktop Assessment

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The assessed value of the property which is the subject of this report:

1. is the valuer's estimated approximate market value of the property as at the report date, assuming vacant possession;
2. is not definitive;
3. has been given without the benefit of a physical inspection of the property; and
4. is dependent on the adequacy and accuracy of the information made available to the valuer for the purposes of conducting the valuation.
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