

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

25 Hartney Avenue, Mickleham Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$895,000 & \$934,000

Median sale price

Median price \$680,000 Property Type House Suburb Mickleham

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 six 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	6 Separation St MICKLEHAM 3064	\$940,000	11/02/2025
2	41 Whiteleaf Dr MICKLEHAM 3064	\$915,000	20/01/2025
3	16 Westgarth Av MICKLEHAM 3064	\$915,000	13/09/2024

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 six months.~~

This Statement of Information was prepared on:

01/03/2025 19:11



Property Type: House (Res)
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$934,000
Median House Price
Year ending December 2024: \$680,000

Comparable Properties



6 Separation St MICKLEHAM 3064 (REI)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 578 sqm approx



41 Whiteleaf Dr MICKLEHAM 3064 (REI)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 20/01/2025
Property Type: House
Land Size: 582 sqm approx



16 Westgarth Av MICKLEHAM 3064 (REI/VG)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 13/09/2024
Property Type: House
Land Size: 644 sqm approx

Account - Step Up Property