Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	25 Hartney Avenue, Mickleham Vic 3064
Including suburb and	
postcode	

Indicative selling price

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

Range between \$895,000	&	\$934,000
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Median sale price

Median price	\$680,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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





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

Comparable Properties



6 Separation St MICKLEHAM 3064 (REI)

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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)

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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)

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

Account - Step Up Property





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