

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 \$795,000

&

\$825,000

Median sale price

Median price \$672,000

Property Type House

Suburb Mickleham

Period - From 01/01/2025

to

31/03/2025

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	10 Hollington Dr MICKLEHAM 3064	\$818,000	06/06/2025
2	8 Alice Av MICKLEHAM 3064	\$800,000	15/04/2025
3	42 Potter Cirt MICKLEHAM 3064	\$805,000	12/04/2025

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:

07/06/2025 11:50



Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price

\$795,000 - \$825,000

Median House Price

March quarter 2025: \$672,000

Comparable Properties



10 Hollington Dr MICKLEHAM 3064 (REI)

Agent Comments



Price: \$818,000

Method: Private Sale

Date: 06/06/2025

Property Type: House

Land Size: 512 sqm approx



8 Alice Av MICKLEHAM 3064 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 15/04/2025

Property Type: House

Land Size: 392 sqm approx



42 Potter Cirt MICKLEHAM 3064 (REI/VG)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 12/04/2025

Property Type: House

Land Size: 401 sqm approx

Account - Step Up Property