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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$795,000		&		\$825,000			
Median sale p	rice							
Median price	\$672,000	Pro	operty Type	Hou	ise		Suburb	Mickleham
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress 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





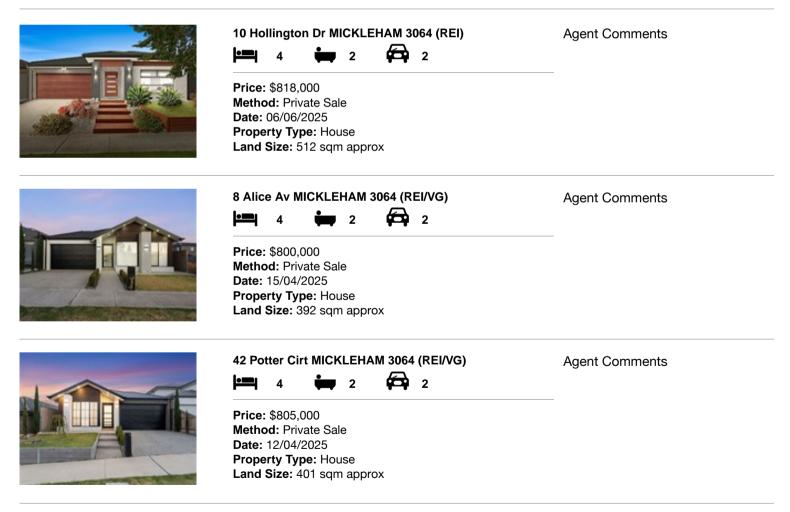
Jaylee Dixon 0490035610 office@stepupproperty.com.au





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



Account - Step Up Property



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