

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$795,000

&

\$860,000

### Median sale price

Median price

\$675,000

Property Type

House

Suburb

Mickleham

Period - From

01/04/2024

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	7 Salvia St MICKLEHAM 3064	\$820,100	08/02/2025
2	21 Poyner Cirt MICKLEHAM 3064	\$825,000	12/12/2024
3	24 Revelstoke St MICKLEHAM 3064	\$820,000	03/12/2024

**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:

24/04/2025 10:19



**Property Type:** House (Res)

**Land Size:** 576 sqm approx

Agent Comments

**Indicative Selling Price**

\$795,000 - \$860,000

**Median House Price**

Year ending March 2025: \$675,000

## Comparable Properties



**7 Salvia St MICKLEHAM 3064 (REI/VG)**

Agent Comments



**Price:** \$820,100

**Method:** Auction Sale

**Date:** 08/02/2025

**Property Type:** House (Res)

**Land Size:** 448 sqm approx



**21 Poyner Cirt MICKLEHAM 3064 (REI/VG)**

Agent Comments



**Price:** \$825,000

**Method:** Private Sale

**Date:** 12/12/2024

**Property Type:** House

**Land Size:** 532 sqm approx



**24 Revelstoke St MICKLEHAM 3064 (REI/VG)**

Agent Comments



**Price:** \$820,000

**Method:** Private Sale

**Date:** 03/12/2024

**Property Type:** House

**Land Size:** 578 sqm approx

Account - Step Up Property