

# 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 \$879,000 & \$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	22 Hollington Dr MICKLEHAM 3064	\$905,000	05/03/2025
2	44 Blackmore Rd MICKLEHAM 3064	\$900,000	21/02/2025
3	41 Whiteleaf Dr MICKLEHAM 3064	\$915,000	20/01/2025

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:

21/03/2025 15:51



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

**Indicative Selling Price**  
\$879,000 - \$934,000  
**Median House Price**  
Year ending December 2024: \$680,000

## Comparable Properties



**22 Hollington Dr MICKLEHAM 3064 (REI)**

**Agent Comments**



**Price:** \$905,000  
**Method:** Sold Before Auction  
**Date:** 05/03/2025  
**Property Type:** House (Res)  
**Land Size:** 571 sqm approx



**44 Blackmore Rd MICKLEHAM 3064 (REI)**

**Agent Comments**



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 21/02/2025  
**Property Type:** House  
**Land Size:** 576 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

Account - Step Up Property