

## 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

8 MERCER STREET MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$719,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Land

Suburb

Mickleham

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 16 MERCER STREET MICKLEHAM VIC 3064  | \$750,000 | 29-Oct-24 |
| 6 MERCER STREET MICKLEHAM VIC 3064   | \$685,000 | 20-May-24 |
| 57 BELMORE PARADE MICKLEHAM VIC 3064 | \$717,500 | 15-Nov-24 |

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 6 months.~~

This Statement of Information was prepared on: 03 February 2025



**16 MERCER STREET MICKLEHAM  
VIC 3064**

4 2 2

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**29-Oct-24**

Distance

**0.05km**



**6 MERCER STREET MICKLEHAM  
VIC 3064**

4 2 2

Sold Price

**\$685,000**

Sold Date

**20-May-24**

Distance

**0.01km**



**57 BELMORE PARADE MICKLEHAM  
VIC 3064**

4 2 2

Sold Price

**\$717,500**

Sold Date

**15-Nov-24**

Distance

**0.04km**

RS = Recent sale

UN = Undisclosed Sale

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