

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

11 BABYLON ROAD MICKLEHAM VIC 3064

Indicative selling price

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

Single Price

or range
between

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Land

Suburb

Mickleham

Period-from

01 Mar 2024

to

28 Feb 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

LOT 110 KURRAJONG ROAD MICKLEHAM VIC 3064	\$391,000	11-May-24
LOT 147 YUNDIL ROAD MICKLEHAM VIC 3064	\$391,000	16-May-24
LOT 245 SATINASH ROAD MICKLEHAM VIC 3064	\$376,500	04-Oct-23

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: 04 March 2025



**LOT 110 KURRAJONG ROAD
MICKLEHAM VIC 3064**

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Sold Price **\$391,000** Sold Date **11-May-24**

Distance **0.17km**

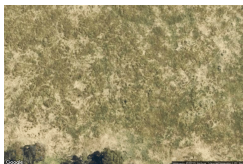


**LOT 147 YUNDIL ROAD
MICKLEHAM VIC 3064**

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Sold Price Sold Date **16-May-24**

Distance **0.23km**



**LOT 245 SATINASH ROAD
MICKLEHAM VIC 3064**

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Sold Price **\$376,500** Sold Date **04-Oct-23**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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