

## 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

14 CECIL WALK MICKLEHAM VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$499,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Mickleham

Period-from

01 May 2024

to

30 Apr 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 42 NIGHTINGALE ROAD MICKLEHAM VIC 3064 | \$500,000 | 12-Feb-25 |
| 16 ERROL BOULEVARD MICKLEHAM VIC 3064  | \$500,000 | 10-Apr-25 |
| 28 FUCHSIA WALK KALKALLO VIC 3064      | \$510,000 | 13-Sep-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.~~

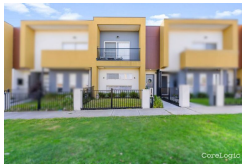
This Statement of Information was prepared on: 07 May 2025



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**42 NIGHTINGALE ROAD  
MICKLEHAM VIC 3064**

3 2 2

Sold Price <sup>RS</sup> **\$500,000** Sold Date **12-Feb-25**

Distance **1.51km**



**16 ERROL BOULEVARD  
MICKLEHAM VIC 3064**

3 2 2

Sold Price <sup>RS</sup> **\$500,000** <sup>UN</sup> Sold Date **10-Apr-25**

Distance **2.01km**



**28 FUCHSIA WALK KALKALLO VIC  
3064**

3 2 2

Sold Price **\$510,000** Sold Date **13-Sep-24**

Distance **4.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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