

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

23 Mccracken Avenue, Mickleham Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$570,000

&

\$600,000

Median sale price

Median price

\$672,000

Property Type

House

Suburb

Mickleham

Period - From

01/01/2025

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	16 Charnwood St MICKLEHAM 3064	\$600,000	03/06/2025
2	34 Bisham St MICKLEHAM 3064	\$566,000	10/05/2025
3	69a Brossard Rd MICKLEHAM 3064	\$575,000	14/04/2025

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:

23/06/2025 10:26



 3  2  2

Property Type: House
Land Size: 238 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$600,000
Median House Price
March quarter 2025: \$672,000

Comparable Properties



16 Charnwood St MICKLEHAM 3064 (REI)

Agent Comments

 3  2  2

Price: \$600,000
Method: Private Sale
Date: 03/06/2025
Property Type: House



34 Bisham St MICKLEHAM 3064 (REI)

Agent Comments

 3  2  2

Price: \$566,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)



69a Brossard Rd MICKLEHAM 3064 (REI/VG)

Agent Comments

 3  2  1

Price: \$575,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 250 sqm approx

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