

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

26 POWDERBARK CRESCENT 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,000

Property type

Land

Suburb

Mickleham

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

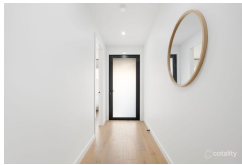
Date of sale

12 SAMOLUS STREET MICKLEHAM VIC 3064	\$740,000	20-Jun-25
8 ANISEED STREET MICKLEHAM VIC 3064	\$750,000	25-Jun-25
4 BORAGE STREET MICKLEHAM VIC 3064	\$712,500	05-Aug-25

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: 11 December 2025



**12 SAMOLUS STREET MICKLEHAM
VIC 3064**

 4  2  2

Sold Price

\$740,000

Sold Date

20-Jun-25

Distance

0.51km



**8 ANISEED STREET MICKLEHAM
VIC 3064**

 4  2  2

Sold Price

\$750,000

Sold Date

25-Jun-25

Distance

0.57km



**4 BORAGE STREET MICKLEHAM
VIC 3064**

 4  2  2

Sold Price

\$712,500

Sold Date

05-Aug-25

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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