

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

3 DORCAS 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

\$635,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

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

2 JACKA STREET MICKLEHAM VIC 3064	\$635,000	19-Dec-24
13 HIGHFIELD DRIVE MICKLEHAM VIC 3064	\$640,000	06-Nov-24
12 SOLAR WAY MICKLEHAM VIC 3064	\$655,000	07-Dec-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: 04 March 2025



2 JACKA STREET MICKLEHAM VIC 3064

Sold Price

\$635,000

Sold Date

19-Dec-24



4



2



2

Distance

0.34km



13 HIGHFIELD DRIVE MICKLEHAM VIC 3064

Sold Price

\$640,000

Sold Date

06-Nov-24



4



2



2

Distance

0.84km



12 SOLAR WAY MICKLEHAM VIC 3064

Sold Price

\$655,000

Sold Date

07-Dec-24



4



2



2

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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