

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

32 Heron Drive, Mickleham Vic 3064

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$402,500 Property Type Vacant land Suburb Mickleham

Period - From 18/02/2025 to 17/02/2026 Source Property Data

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	62 Latchford Dr MICKLEHAM 3064	\$447,000	23/12/2025
2	191 Saint Georges Blvd MICKLEHAM 3064	\$460,000	02/12/2025
3	191 St Georges Blvd MICKLEHAM 3064	\$460,000	02/12/2025

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:

18/02/2026 15:53

32 Heron Drive, Mickleham Vic 3064

**Stockdale
& Leggo**

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Indicative Selling Price

\$420,000 - \$460,000

Median Land Price

18/02/2025 - 17/02/2026: \$402,500

