

## 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

38 ROSETTE PARADE MICKLEHAM VIC 3064

#### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2024

to

31 Jul 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

646 GRAND BOULEVARD MICKLEHAM VIC 3064	\$621,000	19-Jul-25
5 TURION DRIVE MICKLEHAM VIC 3064	\$620,000	22-Feb-25
4 BRACEGIRDLE DRIVE MICKLEHAM VIC 3064	\$580,000	24-Mar-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: 23 August 2025



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**646 GRAND BOULEVARD  
MICKLEHAM VIC 3064**

3 2 2

Sold Price

<sup>RS</sup> **\$621,000**

Sold Date

**19-Jul-25**

Distance

**0km**



**5 TURION DRIVE MICKLEHAM VIC  
3064**

3 2 2

Sold Price

**\$620,000**

Sold Date

**22-Feb-25**

Distance

**0km**



**4 BRACEGIRDLE DRIVE  
MICKLEHAM VIC 3064**

3 2 2

Sold Price

**\$580,000**

Sold Date

**24-Mar-25**

Distance

**1.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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