

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

4 GARTON STREET 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,500

Property type

Land

Suburb

Mickleham

Period-from

01 Nov 2024

to

31 Oct 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

8 BELSON STREET MICKLEHAM VIC 3064	\$655,000	04-Oct-25
10 LAREA STREET MICKLEHAM VIC 3064	\$660,000	09-Sep-25
51 TEMPLETONIA CIRCUIT MICKLEHAM VIC 3064	\$662,000	18-Sep-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: 24 November 2025



**8 BELSON STREET MICKLEHAM
VIC 3064**

4 2 2

Sold Price

RS

\$655,000

Sold Date

04-Oct-25

Distance

3.74km



**10 LAREA STREET MICKLEHAM VIC
3064**

4 2 2

Sold Price

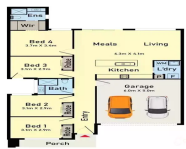
\$660,000

Sold Date

09-Sep-25

Distance

0.09km



**51 TEMPLETONIA CIRCUIT
MICKLEHAM VIC 3064**

4 2 2

Sold Price

\$662,000

Sold Date

18-Sep-25

Distance

3.66km

RS = Recent sale

UN = Undisclosed Sale

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