

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

40 RICEFLOWER 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2025

to

31 Jul 2026

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

6 ANCHO ROAD MICKLEHAM VIC 3064	\$700,000	05-Jun-26
26 CABBAGE STREET MICKLEHAM VIC 3064	\$700,000	12-Mar-26
6 FENNEL STREET MICKLEHAM VIC 3064	\$690,000	17-Mar-26

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: 17 August 2026



6 ANCHO ROAD MICKLEHAM VIC 3064

Sold Price

\$700,000

Sold Date

05-Jun-26

 4  2  2

Distance

0.38km



26 CABBAGE STREET MICKLEHAM VIC 3064

Sold Price

Sold Date

12-Mar-26

 4  2  2

Distance

0.98km



6 FENNEL STREET MICKLEHAM VIC 3064

Sold Price

\$690,000

Sold Date

17-Mar-26

 4  2  2

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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