

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 409 - Olivers Road, Mickleham, 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 443,500

or range between

&

### Median sale price

Median price \$ 412,750

Property type Vacant Land

Suburb Mickleham

Period - From 1/01/2025

to

31/03/2025

Source Oliver Hume

### Comparable property sales

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 Lot 636 - Tulipwood Street, Mickleham, 3064	\$ 443,500	16/05/2025
2 Lot 637 - Tulipwood Street, Mickleham, 3064	\$ 443,500	8/04/2025
3 Lot 638 - Tulipwood Street, Mickleham, 3064	\$ 441,500	9/06/2025

This Statement of Information was prepared on:

13 Jun 2025