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

41 HALDON AVENUE 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 \$720,000 & \$790,00
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$707,500	Prop	erty type House		Suburb	Mickleham	
Period-from	31 Oct 2025	to	30 Apr 2	2025	Source	rea	alestate.com.au

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
19 CALYPSO DRIVE MICKLEHAM VIC 3064	\$742,000	17-May-25
4 HEATHCOTE STREET MICKLEHAM VIC 3064	\$780,000	24-May-25
5 DIXON STREET MICKLEHAM VIC 3064	\$780,000	13-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: 31 October 2025





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19 CALYPSO DRIVE MICKLEHAM VIC 3064

\$742,000 Sold Date 17-May-25

Sold Price

Distance 0.46km



4 HEATHCOTE STREET MICKLEHAM VIC 3064

₽ 2

Sold Price

\$780,000 Sold Date 24-May-25

Distance 0.87km



5 DIXON STREET MICKLEHAM VIC Sold Price

Sold Date 13-Sep-25

Distance

0.93km

3064 **=** 4 ₽ 2 \$ 2

UN = Undisclosed Sale

RS = Recent sale

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