

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,700

Property type

House

Suburb

Mickleham

Period-from

23 May 2025

to

22 Nov 2025

Source

realestate.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

14 BLUSH STREET MICKLEHAM VIC 3064	\$852,000	28-Jun-25
42 BRABOURNE STREET MICKLEHAM VIC 3064	\$830,000	30-Oct-25
4 HAGLEY ROAD MICKLEHAM VIC 3064	\$834,000	11-Nov-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: 22 November 2025



14 BLUSH STREET MICKLEHAM VIC 3064

Sold Price

\$852,000

Sold Date

28-Jun-25



4



2



2

Distance

0.46km



42 BRABOURNE STREET MICKLEHAM VIC 3064

Sold Price

^{RS} **\$830,000**

Sold Date

30-Oct-25



4



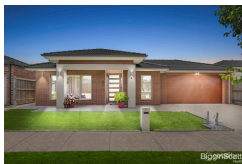
2



2

Distance

0.9km



4 HAGLEY ROAD MICKLEHAM VIC 3064

Sold Price

^{RS} **\$834,000**

Sold Date

11-Nov-25



4



2



2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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