# 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

43 DARWINIA DRIVE 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	\$1,100,000	&	\$1,200,000
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$683,250	Prop	erty type	type House		Suburb	Mickleham
Period-from	01 Nov 2024	to	31 Oct 2	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
16 NATTAI STREET CRAIGIEBURN VIC 3064	\$1,120,000	17-Aug-25
6 BAFFIN ROAD CRAIGIEBURN VIC 3064	\$1,180,000	20-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: 05 November 2025





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16 NATTAI STREET CRAIGIEBURN Sold Price VIC 3064

<sup>RS</sup> \$1,120,000 Sold Date 17-Aug-25

Distance

**4** 

1.2km



6 BAFFIN ROAD CRAIGIEBURN VIC Sold Price 3064

<sup>RS</sup> **\$1,180,000** Sold Date **20-Sep-25** 

Distance 1.41km

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**RS** = Recent sale

UN = Undisclosed Sale

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