

## 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

45 CASSIA WAY MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$619,000

or range  
between

&

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 41 CASSIA WAY MICKLEHAM VIC 3064     | \$662,600 | 30-May-26 |
| 42 BURRAWANG LOOP MICKLEHAM VIC 3064 | \$665,900 | 03-Feb-26 |
| 6 VINDALOO ROAD MICKLEHAM VIC 3064   | \$639,000 | 21-Jun-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: 12 August 2026



**41 CASSIA WAY MICKLEHAM VIC 3064**

Sold Price

**\$662,600**

Sold Date **30-May-26**

4 3 2

Distance **0.02km**



**42 BURRAWANG LOOP MICKLEHAM VIC 3064**

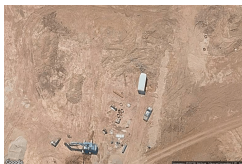
Sold Price

**\$665,900**

Sold Date **03-Feb-26**

3 2 2

Distance **0.73km**



**6 VINDALOO ROAD MICKLEHAM VIC 3064**

Sold Price

**\$639,000**

Sold Date **21-Jun-25**

- - -

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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