

## 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

48 PRIMROSE CRESCENT 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

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mickleham

Period-from

01 Dec 2024

to

30 Nov 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 50 PRIMROSE CRESCENT MICKLEHAM VIC 3064 | \$777,000 | 04-Sep-25 |
| 50 NEWMARKET PARADE MICKLEHAM VIC 3064  | \$740,000 | 06-Jul-25 |
| 1 ROWENA WAY MICKLEHAM VIC 3064         | \$730,000 | 01-Jul-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: 01 December 2025



## 50 PRIMROSE CRESCENT MICKLEHAM VIC 3064

4 2 2

Sold Price

**\$777,000**

Sold Date **04-Sep-25**

Distance

**0.02km**



## 50 NEWMARKET PARADE MICKLEHAM VIC 3064

4 2 2

Sold Price

**\$740,000**

Sold Date **06-Jul-25**

Distance

**0.2km**



## 1 ROWENA WAY MICKLEHAM VIC 3064

4 2 2

Sold Price

**\$730,000**

Sold Date **01-Jul-25**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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