

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

5 BORONIA WAY 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Mickleham

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

5 ANISEED STREET MICKLEHAM VIC 3064	800000	07-Apr-25
9 NATTAI STREET CRAIGIEBURN VIC 3064	820000	24-May-25
25 TAYLAN STREET CRAIGIEBURN VIC 3064	820000	10-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: 18 July 2025



**5 ANISEED STREET MICKLEHAM
VIC 3064**

4 2 2

Sold Price

800000

Sold Date **07-Apr-25**

Distance

0.31km



**9 NATTAI STREET CRAIGIEBURN
VIC 3064**

4 2 2

Sold Price

^{RS} **820000**

Sold Date **24-May-25**

Distance

1.39km



**25 TAYLAN STREET CRAIGIEBURN
VIC 3064**

4 2 2

Sold Price

Sold Date

10-Jul-25

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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