

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

6 DISTRIBUTION 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

\$1,387,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,500

Property type

Commercial

Suburb

Mickleham

Period-from

01 Sep 2025

to

31 Aug 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

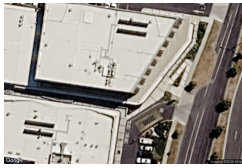
Date of sale

20/9-33 ERROL BOULEVARD MICKLEHAM VIC 3064	\$2,450,000	08-May-26
5/7-11 ECLIPSE DRIVE MICKLEHAM VIC 3064	\$814,000	18-Jun-26

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: 16 September 2026



**20/9-33 ERROL BOULEVARD
MICKLEHAM VIC 3064**

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Sold Price **\$2,450,000** Sold Date **08-May-26**

Distance **2.86km**



**5/7-11 ECLIPSE DRIVE MICKLEHAM
VIC 3064**

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Sold Price **\$814,000** Sold Date **18-Jun-26**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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