

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 ZAATAR STREET 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mickleham

Period-from

01 Nov 2024

to

31 Oct 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

8 HONEYPOT CIRCUIT MICKLEHAM VIC 3064	\$700,000	23-Jun-25
83 DAYBREAK VISTA MICKLEHAM VIC 3064	\$680,000	14-Jun-25
55 MEALIE AVENUE MICKLEHAM VIC 3064	\$680,000	10-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: 11 November 2025



8 HONEYPOT CIRCUIT MICKLEHAM VIC 3064 Sold Price **\$700,000** Sold Date **23-Jun-25**

 4  -  -

Distance **0.9km**



83 DAYBREAK VISTA MICKLEHAM VIC 3064 Sold Price **\$680,000** Sold Date **14-Jun-25**

 4  3  1

Distance **0.95km**



55 MEALIE AVENUE MICKLEHAM VIC 3064 Sold Price

Sold Date **10-Jun-25**

 4  2  2

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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