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

63 DOCKER CIRCUIT 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	\$510,000	&	\$561,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$675,000	Prop	rty type House		Suburb	Mickleham	
Period-from	01 Sep 2024	to	31 Aug 2	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
14 CHAMBLY DRIVE MICKLEHAM VIC 3064	549000	18-Aug-25
34 BISHAM STREET MICKLEHAM VIC 3064	566000	10-May-25
202 BROSSARD ROAD MICKLEHAM VIC 3064	560000	06-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: 14 September 2025





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14 CHAMBLY DRIVE MICKLEHAM VIC 3064

Sold Price

RS 549000 Sold Date 18-Aug-25

Distance

0.74km



34 BISHAM STREET MICKLEHAM VIC 3064

Sold Price

566000 Sold Date 10-May-25

₾ 2

Distance

1.99km



202 BROSSARD ROAD MICKLEHAM Sold Price **VIC 3064**

560000 Sold Date 06-Jun-25

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■ 3

₽ 2

Distance 1.91km

RS = Recent sale

UN = Undisclosed Sale

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