

## 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

8 STRAUN ROAD MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$839,500

or range  
between

&

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 26 JACKA STREET MICKLEHAM VIC 3064     | \$812,500 | 05-Jul-25 |
| 24 DEGRAVES STREET MICKLEHAM VIC 3064  | \$840,000 | 06-Jun-25 |
| 17 CUMBERLAND DRIVE MICKLEHAM VIC 3064 | \$815,000 | 16-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: 17 July 2025



## 26 JACKA STREET MICKLEHAM VIC 3064

4 2 2

Sold Price

<sup>RS</sup>

**\$812,500**

Sold Date

**05-Jul-25**

Distance

**0.71km**



## 24 DEGRAVES STREET MICKLEHAM VIC 3064

4 2 2

Sold Price

<sup>RS</sup>

**\$840,000**

Sold Date

**06-Jun-25**

Distance

**1.23km**



## 17 CUMBERLAND DRIVE MICKLEHAM VIC 3064

4 2 2

Sold Price

<sup>RS</sup>

**\$815,000**

Sold Date

**16-Jun-25**

Distance

**1.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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