

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

2 ROWENA 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

\$715,000

&

\$786,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2024

to

31 Jul 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

1 ROWENA WAY MICKLEHAM VIC 3064	\$730,000	01-Jul-25
5 GLENFERRIE AVENUE MICKLEHAM VIC 3064	\$734,000	23-Mar-25
14 KINKORA AVENUE MICKLEHAM VIC 3064	\$740,000	21-Aug-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: 25 August 2025



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1 ROWENA WAY MICKLEHAM VIC 3064

Sold Price

\$730,000

Sold Date

01-Jul-25

4 2 2

Distance

0.05km



5 GLENFERRIE AVENUE MICKLEHAM VIC 3064

Sold Price

\$734,000

Sold Date

23-Mar-25

4 2 2

Distance

0.2km



14 KINKORA AVENUE MICKLEHAM VIC 3064

Sold Price

^{RS} **\$740,000**

Sold Date

21-Aug-25

4 2 2

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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