

## 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

12 LYNNWOOD DRIVE 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

or range  
between

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Mickleham

Period-from

01 Sep 2024

to

31 Aug 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

|  |           |           |
|--|-----------|-----------|
| 28 FLOCKHART STREET MICKLEHAM VIC 3064 | \$748,500 | 28-Jan-25 |
| 13 LYNNWOOD DRIVE MICKLEHAM VIC 3064   | \$762,000 | 05-Oct-24 |
| 21 FLOCKHART STREET MICKLEHAM VIC 3064 | \$764,900 | 16-Jul-24 |

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: 09 September 2025


**28 FLOCKHART STREET  
MICKLEHAM VIC 3064**

 4
  3
  2

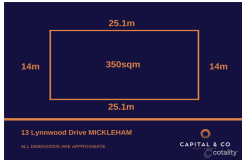
Sold Price

**\$748,500**

Sold Date

**28-Jan-25**

Distance

**0.03km**

**13 LYNNWOOD DRIVE MICKLEHAM  
VIC 3064**

 4
  3
  -

Sold Price

**\$762,000**

Sold Date

**05-Oct-24**

Distance

**0.04km**

**21 FLOCKHART STREET  
MICKLEHAM VIC 3064**

 4
  -
  -

Sold Price

**\$764,900**

Sold Date

**16-Jul-24**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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