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	9 BRABOURNE 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	$500,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$421,875	Property type	Land	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
23 LITTLEWICK PARADE MICKLEHAM VIC 3064	$470,000	25-Mar-25
5 HALLRAY ROAD MICKLEHAM VIC 3064	$529,000	16-Apr-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: 02 September 2025

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23 LITTLEWICK PARADE MICKLEHAM VIC 3064

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Sold Price **$470,000** Sold Date **25-Mar-25**

Distance **0.47km**



5 HALLRAY ROAD MICKLEHAM VIC 3064

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Sold Price **$529,000** Sold Date **16-Apr-25**

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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