

## 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

83 BALMAIN ROAD MICKLEHAM VIC 3064

### Indicative selling price

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

Single Price

\$529,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Mickleham

Period-from

01 Nov 2024

to

31 Oct 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

34 NIGHTINGALE ROAD MICKLEHAM VIC 3064	505000	22-May-25
3 CLARENCE WALK MICKLEHAM VIC 3064	527000	24-Aug-25
24 ERROL BOULEVARD MICKLEHAM VIC 3064	522000	10-Jul-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: 29 November 2025



**34 NIGHTINGALE ROAD  
MICKLEHAM VIC 3064**

 3  2  2

Sold Price **505000** Sold Date **22-May-25**

Distance -



**3 CLARENCE WALK MICKLEHAM  
VIC 3064**

 3  2  2

Sold Price **527000** Sold Date **24-Aug-25**

Distance -



**24 ERROL BOULEVARD  
MICKLEHAM VIC 3064**

 3  2  2

Sold Price **522000** Sold Date **10-Jul-25**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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