

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

4 LANDSDOWNE AVENUE 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

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mickleham

Period-from

01 Feb 2025

to

31 Jan 2026

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

85 BALMAIN ROAD MICKLEHAM VIC 3064	\$531,000	18-Dec-25
83 BALMAIN ROAD MICKLEHAM VIC 3064	\$529,000	05-Dec-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.

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Romi Sleiman
P 03 9305 5533
M 0452266369
E rsleiman@barryplant.com.au



**85 BALMAIN ROAD MICKLEHAM
VIC 3064**

 3  2  2

Sold Price

\$531,000

Sold Date

18-Dec-25

Distance

0.31km



**83 BALMAIN ROAD MICKLEHAM
VIC 3064**

 3  2  2

Sold Price

\$529,000

Sold Date

05-Dec-25

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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