

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

45 CASSIA 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

\$619,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2025

to

31 Jul 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

41 CASSIA WAY MICKLEHAM VIC 3064	\$662,600	30-May-26
42 BURRAWANG LOOP MICKLEHAM VIC 3064	\$665,900	03-Feb-26
6 VINDALOO ROAD MICKLEHAM VIC 3064	\$639,000	21-Jun-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: 12 August 2026



41 CASSIA WAY MICKLEHAM VIC 3064

Sold Price

\$662,600

Sold Date **30-May-26**

4 3 2

Distance **0.02km**



42 BURRAWANG LOOP MICKLEHAM VIC 3064

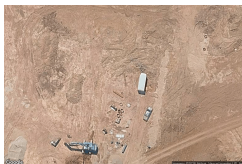
Sold Price

\$665,900

Sold Date **03-Feb-26**

3 2 2

Distance **0.73km**



6 VINDALOO ROAD MICKLEHAM VIC 3064

Sold Price

\$639,000

Sold Date **21-Jun-25**

- - -

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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