

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 ABLOOM VIEW 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,500

Property type

House

Suburb

Mickleham

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 CALLANTINA ROAD MICKLEHAM VIC 3064	\$690,000	04-May-26
106 BROSSARD ROAD MICKLEHAM VIC 3064	\$710,000	17-Mar-26
101 ALEXO ROAD MICKLEHAM VIC 3064	\$745,000	08-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 September 2026



28 CALLANTINA ROAD MICKLEHAM VIC 3064

4 2 2

Sold Price **\$690,000** Sold Date **04-May-26**

Distance **0.45km**



106 BROSSARD ROAD MICKLEHAM VIC 3064

4 2 2

Sold Price **\$710,000** Sold Date **17-Mar-26**

Distance **1.76km**



101 ALEXO ROAD MICKLEHAM VIC 3064

4 2 2

Sold Price **\$745,000** Sold Date **08-May-26**

Distance **0.2km**



24 ALBION CRESCENT MICKLEHAM VIC 3064

4 2 1

Sold Price **\$625,000** Sold Date **22-Dec-25**

Distance **0.49km**

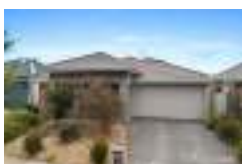


73 ALEXO ROAD MICKLEHAM VIC 3064

4 2 1

Sold Price **\$720,000** Sold Date **01-May-26**

Distance **0.43km**



70 BROSSARD ROAD MICKLEHAM VIC 3064

4 2 2

Sold Price **\$622,000** Sold Date **28-Feb-26**

Distance **1.69km**

RS = Recent sale UN = Undisclosed Sale

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42 BEACONSFIELD DRIVE MICKLEHAM VIC 3064

4 2 2

Sold Price **\$700,000** Sold Date **13-Mar-26**

Distance **1.94km**



14 BARKERS CRESCENT MICKLEHAM VIC 3064

4 2 2

Sold Price **\$701,000** Sold Date **21-Apr-26**

Distance **1.45km**



5 ACORN CLOSE MICKLEHAM VIC 3064

4 2 2

Sold Price **\$710,000** Sold Date **21-Apr-26**

Distance **0.33km**



39 BRABOURNE STREET MICKLEHAM VIC 3064

4 2 2

Sold Price ^{RS} **\$685,000** Sold Date **22-Jul-26**

Distance **0.72km**



31 CELESTE STREET MICKLEHAM VIC 3064

4 2 2

Sold Price ^{RS} **\$705,000** Sold Date **04-Sep-26**

Distance **0km**



66 MADURA PROMENADE MICKLEHAM VIC 3064

4 2 2

Sold Price **\$685,000** Sold Date **14-Jul-26**

Distance **1.59km**

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

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10 LEMONGRASS DRIVE
MICKLEHAM VIC 3064

 4  2  2

Sold Price

^{RS}

\$696,500

Sold Date

03-Sep-26

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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