

## 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 HARDING STREET 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

or range  
between

\$549,000

&

\$603,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2024

to

31 Jul 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 52 STETTLER BOULEVARD MICKLEHAM VIC 3064 | \$595,000 | 09-Apr-25 |
| 17 KENORA WAY MICKLEHAM VIC 3064         | \$550,000 | 08-Mar-25 |
| 15 BEACONSFIELD DRIVE MICKLEHAM VIC 3064 | \$590,000 | 09-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: 11 August 2025



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**52 STETTLER BOULEVARD  
MICKLEHAM VIC 3064**

4 2 2

Sold Price **\$595,000** Sold Date **09-Apr-25**

Distance **1.34km**



**17 KENORA WAY MICKLEHAM VIC  
3064**

4 2 2

Sold Price **\$550,000** Sold Date **08-Mar-25**

Distance **1.59km**



**15 BEACONSFIELD DRIVE  
MICKLEHAM VIC 3064**

4 2 1

Sold Price **\$590,000** Sold Date **09-Apr-25**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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