

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or
locality and postcode

108 Alexo Road 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)

Range between &

Median sale price

Median price Property type Suburb

Period - From to Source

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
1: 14 Whinfell Street Mickleham VIC 3064	\$ 705,000	22/07/2026
2 16 Hagley Road Mickleham VIC 3064	\$ 698,000	04/07/2026
3 19 Littlewick Parade Mickleham VIC 3064	\$ 705,000	20/06/2026

This Statement of Information was prepared on:

108 Alexo Road Mickleham VIC 3064

Prepared on 04 September 2026

Recently Sold Properties



 4
  2
  2
  193m²
 491m²

14 Whinfell Street Mickleham VIC 3064

Sold Price: \$705,000

Sold Date: 22 July 2026

Distance from 0.5km

Features Ducted Heating, Urban Growth Zone - Schedule 4, 2 Lockup Garages, Brick Veneer, Rendered brick veneer,, Concrete Tile,,



 4
  2
  2
  141m²
 448m²

16 Hagley Road Mickleham VIC 3064

Sold Price: \$698,000

Sold Date: 04 July 2026

Distance from 0.5km

Features Ducted Cooling, Ducted Heating, 1 Ensuite, 2 Lockup Garages, Brick; Rendered brick, Concrete tiled, livingAreas, remoteGarage,



 4
  2
  2
  168m²
 400m²

19 Littlewick Parade Mickleham VIC 3064

Sold Price: \$705,000

Sold Date: 20 June 2026

Distance from 0.5km

Features Ducted Cooling, Ducted Heating, 1 Ensuite, 2 Lockup Garages, Brick Veneer Walls, Floorboards, Tiled Roof, fullyFenced, payTV,

Cotality IntelliVal Automated Valuation Estimate