

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

2 UPTHORPE 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

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,700

Property type

House

Suburb

Mickleham

Period-from

05 May 2025

to

06 Nov 2025

Source

realestate.com.au

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

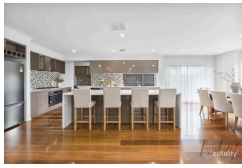
Date of sale

3 MCCracken Avenue Mickleham VIC 3064	\$1,185,000	20-Sep-25
33 Oasis Avenue Mickleham VIC 3064	\$1,168,000	20-Sep-25
55 Cochrane Avenue Mickleham VIC 3064	\$1,140,000	15-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: 06 November 2025



3 MCCRACKEN AVENUE MICKLEHAM VIC 3064

5 5 2

Sold Price

^{RS}

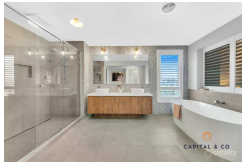
\$1,185,000

Sold Date

20-Sep-25

Distance

1.06km



33 OASIS AVENUE MICKLEHAM VIC 3064

4 2 6

Sold Price

^{RS}

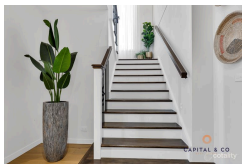
\$1,168,000

Sold Date

20-Sep-25

Distance

0.98km



55 COCHRANE AVENUE MICKLEHAM VIC 3064

5 3 2

Sold Price

\$1,140,000

Sold Date

15-Jun-25

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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