

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	3 LEAF STREET MICKLEHAM VIC 3064
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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	\$735,000	&	\$775,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$398,000	Property type	Land	Suburb	Mickleham
Period-from	01 Jan 2025	to	31 Dec 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
28 OLEANDER PARADE MICKLEHAM VIC 3064	\$787,101	19-Sep-25
13 CUMBERLAND DRIVE MICKLEHAM VIC 3064	\$770,000	19-Dec-25
65 ALEXO ROAD MICKLEHAM VIC 3064	\$773,000	26-Nov-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: 08 January 2026



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28 OLEANDER PARADE
MICKLEHAM VIC 3064

4 2 2

Sold Price

\$787,101 Sold Date **19-Sep-25**

Distance

0km



13 CUMBERLAND DRIVE
MICKLEHAM VIC 3064

4 3 2

Sold Price

RS \$770,000 Sold Date **19-Dec-25**

Distance

1.89km



65 ALEXO ROAD MICKLEHAM VIC Sold Price

\$773,000 Sold Date **26-Nov-25**

4 2 2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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