

## 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

### 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

\$735,000

&

\$775,000

### 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



**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 <sup>RS</sup> **\$770,000** Sold Date **19-Dec-25**

Distance **1.89km**



**65 ALEXO ROAD MICKLEHAM VIC  
3064**

 4  2  2

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

Distance **0.48km**

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

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