

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode
16 Sudbury Street, 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 \$550,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$606,250 *House + *Unit Suburb Mickleham
Period - From Nov 2024 to Oct 2025 Source Real Estate.com

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 six 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
23 Haldon Avenue, Mickleham, Vic 3064	\$630,000	26 Nov 2025
13 Colwood Avenue, Mickleham, Vic 3064	\$628,500	22 Nov 2025
40 Gould Crescent, Mickleham, Vic 3064	\$615,000	11 Nov 2025

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 six months.