

## 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

45 KURRAJONG ROAD 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mickleham

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 10 SAMOLUS STREET MICKLEHAM VIC 3064 | \$735,000 | 15-Dec-25 |
| 21 WALLOWA STREET MICKLEHAM VIC 3064 | \$750,000 | 15-Nov-25 |
| 43 KURRAJONG ROAD MICKLEHAM VIC 3064 | \$735,000 | 06-Feb-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: 05 March 2026


**10 SAMOLUS STREET MICKLEHAM  
VIC 3064**

Sold Price

**\$735,000**

Sold Date

**15-Dec-25**
 4
  2
  2

Distance

**1.21km**

**21 WALLOWA STREET MICKLEHAM  
VIC 3064**

Sold Price

**\$750,000**

Sold Date

**15-Nov-25**
 4
  2
  2

Distance

**1km**

**43 KURRAJONG ROAD  
MICKLEHAM VIC 3064**

Sold Price

**\$735,000**

Sold Date

**06-Feb-25**
 -
  -
  -

Distance

**0.01km**

RS = Recent sale

UN = Undisclosed Sale

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