

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

7 YARRADALE DRIVE 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

\$680,000

&

\$720,000

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

18 STAKES ROAD MICKLEHAM VIC 3064	\$688,000	12-Mar-26
13 CYGNET WAY MICKLEHAM VIC 3064	\$720,000	10-Oct-25
33 ALICE AVENUE MICKLEHAM VIC 3064	\$715,000	17-Dec-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: 25 March 2026



18 STAKES ROAD MICKLEHAM VIC 3064

Sold Price

RS

\$688,000

Sold Date

12-Mar-26

 4

 2

 2

Distance

1.13km



13 CYGNET WAY MICKLEHAM VIC 3064

Sold Price

\$720,000

Sold Date

10-Oct-25

 4

 2

 2

Distance

1.15km



33 ALICE AVENUE MICKLEHAM VIC 3064

Sold Price

\$715,000

Sold Date

17-Dec-25

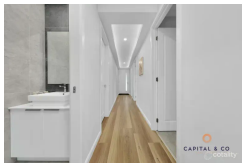
 4

 3

 2

Distance

1.24km



32 CUMBERLAND DRIVE MICKLEHAM VIC 3064

Sold Price

\$685,000

Sold Date

10-Oct-25

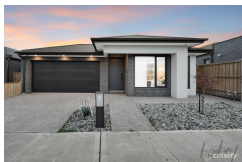
 4

 2

 2

Distance

1.8km



7 ZAATAR STREET MICKLEHAM VIC 3064

Sold Price

\$720,000

Sold Date

22-Nov-25

 4

 2

 2

Distance

3.54km

RS = Recent sale

UN = Undisclosed Sale

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