

## 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

20 NIGHTINGALE 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$704,000

Property type

House

Suburb

Mickleham

Period-from

01 Apr 2025

to

31 Mar 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

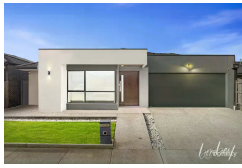
Date of sale

11 NUTMEG AVENUE MICKLEHAM VIC 3064	\$660,000	21-Jan-26
37 MADURA PROMENADE MICKLEHAM VIC 3064	\$710,000	20-Dec-25
3 SPENSLEY WAY MICKLEHAM VIC 3064	\$720,200	25-Mar-26

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: 09 April 2026


**11 NUTMEG AVENUE MICKLEHAM VIC 3064**
 4  2  2

Sold Price

**\$660,000**

Sold Date

**21-Jan-26**

Distance

**2.02km**

**37 MADURA PROMENADE MICKLEHAM VIC 3064**
 4  2  2

Sold Price

**\$710,000**

Sold Date

**20-Dec-25**

Distance

**1.28km**

**3 SPENSLEY WAY MICKLEHAM VIC 3064**
 4  2  2

Sold Price

<sup>RS</sup> **\$720,200**

Sold Date

**25-Mar-26**

Distance

**1.24km**

RS = Recent sale

UN = Undisclosed Sale

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