

## 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

33 RATHDOWNE DRIVE 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

\$510,000

&

\$559,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mickleham

Period-from

01 Feb 2025

to

31 Jan 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 13 DELSON WAY MICKLEHAM VIC 3064    | \$515,000 | 27-Nov-25 |
| 14 CHAMBLY DRIVE MICKLEHAM VIC 3064 | \$549,000 | 16-Aug-25 |
| 6 COLWOOD AVENUE MICKLEHAM VIC 3064 | \$557,000 | 06-Sep-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: 13 February 2026



**13 DELSON WAY MICKLEHAM VIC 3064**

Sold Price

**\$515,000**

Sold Date **27-Nov-25**

 3  2  1

Distance **1.04km**



**14 CHAMBLY DRIVE MICKLEHAM VIC 3064**

Sold Price

**\$549,000**

Sold Date **16-Aug-25**

 3  2  1

Distance **1.02km**



**6 COLWOOD AVENUE MICKLEHAM VIC 3064**

Sold Price

**\$557,000**

Sold Date **06-Sep-25**

 3  2  1

Distance **1.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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