

## 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 BEDFORD WAY MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$665,000

Property type

House

Suburb

Mickleham

Period-from

01 Jul 2024

to

30 Jun 2025

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

9 GLENFERRIE AVENUE MICKLEHAM VIC 3064	\$715,200	24-May-25
12 OLEANDER PARADE MICKLEHAM VIC 3064	\$718,500	07-Mar-25
21 ARGENTA STREET MICKLEHAM VIC 3064	\$720,000	17-May-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: 28 July 2025



**9 GLENFERRIE AVENUE  
MICKLEHAM VIC 3064**

 4  2  2

Sold Price

**\$715,200**

Sold Date **24-May-25**

Distance

**0.84km**



**12 OLEANDER PARADE  
MICKLEHAM VIC 3064**

 4  2  2

Sold Price

**\$718,500**

Sold Date **07-Mar-25**

Distance

**0.87km**



**21 ARGENTA STREET MICKLEHAM  
VIC 3064**

 4  2  2

Sold Price

**\$720,000**

Sold Date **17-May-25**

Distance

**1.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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