

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

9 JOY 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2024

to

31 Jul 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

4 GINGER CRESCENT MICKLEHAM VIC 3064	\$630,000	10-May-25
3 DORCAS ROAD MICKLEHAM VIC 3064	\$638,000	21-Mar-25
30 GUARDIAN STREET MICKLEHAM VIC 3064	\$625,650	28-Mar-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 August 2025



4 GINGER CRESCENT MICKLEHAM VIC 3064

Sold Price **\$630,000** Sold Date **10-May-25**

 4  2  2

Distance **0.93km**



3 DORCAS ROAD MICKLEHAM VIC 3064

Sold Price **\$638,000** Sold Date **21-Mar-25**

 4  2  2

Distance **1.16km**



30 GUARDIAN STREET MICKLEHAM VIC 3064

Sold Price **\$625,650** Sold Date **28-Mar-25**

 4  2  2

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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