

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

23 DENBIGH LOOP 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

\$680,000

or range
between

&

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

Corelogic

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

59 BELMORE PARADE MICKLEHAM VIC 3064	\$680,000	17-Apr-25
34 ELLENDALE STREET MICKLEHAM VIC 3064	\$680,000	12-Mar-25
32 BARKERS CRESCENT MICKLEHAM VIC 3064	\$675,100	05-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: 18 July 2025



59 BELMORE PARADE MICKLEHAM VIC 3064

Sold Price

\$680,000

Sold Date

17-Apr-25



4



2



2

Distance

1.72km



34 ELLENDALE STREET MICKLEHAM VIC 3064

Sold Price

Sold Date

12-Mar-25



4



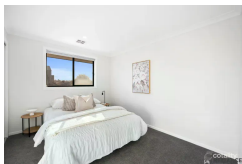
2



2

Distance

1.29km



32 BARKERS CRESCENT MICKLEHAM VIC 3064

Sold Price

\$675,100

Sold Date

05-May-25



4



2



2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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