

## 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

50 PRIMROSE CRESCENT 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

\$660,000

&

\$710,000

### 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
44 UPTHORPE WAY MICKLEHAM VIC 3064	\$687,000	02-Feb-25
8 MACARTHUR WAY MICKLEHAM VIC 3064	\$695,000	26-Apr-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: 24 July 2025



## 9 GLENFERRIE AVENUE MICKLEHAM VIC 3064

4 2 2

Sold Price

**\$715,200**

Sold Date **24-May-25**

Distance

**0.45km**



## 44 UPTHORPE WAY MICKLEHAM VIC 3064

4 2 2

Sold Price

**\$687,000**

Sold Date **02-Feb-25**

Distance

**0.45km**



## 8 MACARTHUR WAY MICKLEHAM VIC 3064

4 2 2

Sold Price

**\$695,000**

Sold Date **26-Apr-25**

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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