

## 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

5 BORONIA WAY 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

\$780,000

&

\$830,000

### 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

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

5 ANISEED STREET MICKLEHAM VIC 3064	800000	07-Apr-25
9 NATTAI STREET CRAIGIEBURN VIC 3064	820000	24-May-25
25 TAYLAN STREET CRAIGIEBURN VIC 3064	820000	10-Jul-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



**5 ANISEED STREET MICKLEHAM  
VIC 3064**

4 2 2

Sold Price

**800000**

Sold Date **07-Apr-25**

Distance **0.31km**



**9 NATTAI STREET CRAIGIEBURN  
VIC 3064**

4 2 2

Sold Price

<sup>RS</sup> **820000**

Sold Date **24-May-25**

Distance **1.39km**



**25 TAYLAN STREET CRAIGIEBURN  
VIC 3064**

4 2 2

Sold Price

Sold Date **10-Jul-25**

Distance **1.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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