

## 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

28 OLEANDER PARADE 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

\$720,000

&

\$770,000

### 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

6 FENWICK PARADE MICKLEHAM VIC 3064	\$800,000	07-Jul-25
70 ALBION CRESCENT MICKLEHAM VIC 3064	\$765,000	28-Jun-25
11 NEWMARKET PARADE MICKLEHAM VIC 3064	\$761,000	31-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: 21 July 2025

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**6 FENWICK PARADE MICKLEHAM  
VIC 3064**

4 2 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**07-Jul-25**

Distance

**0.76km**



**70 ALBION CRESCENT  
MICKLEHAM VIC 3064**

4 2 2

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date

**28-Jun-25**

Distance

**0.55km**



**11 NEWMARKET PARADE  
MICKLEHAM VIC 3064**

4 2 2

Sold Price

<sup>RS</sup> **\$761,000**

Sold Date

**31-May-25**

Distance

**0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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