

## 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

13 CYGNET WAY 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

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

11 CYGNET WAY MICKLEHAM VIC 3064	\$703,000	06-Mar-24
5 CYGNET WAY MICKLEHAM VIC 3064	\$750,000	25-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: 16 July 2025



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**11 CYGNET WAY MICKLEHAM VIC 3064**

Sold Price

**\$703,000**

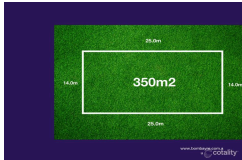
Sold Date

**06-Mar-24**

4 2 2

Distance

**0.01km**



**5 CYGNET WAY MICKLEHAM VIC 3064**

Sold Price

**\$750,000**

Sold Date

**25-Mar-25**

4 2 -

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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