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	23 Mccracken Avenue, Mickleham Vic 3064
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$585,000

Median sale price

Median price	\$685,000	Pro	perty Type	House		Suburb	Mickleham
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	34 Bisham St MICKLEHAM 3064	\$566,000	10/05/2025
2	24 Brossard Rd MICKLEHAM 3064	\$585,000	03/05/2025
3	18 Edson Rd MICKLEHAM 3064	\$582,000	05/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/07/2025 09:48











Property Type: House Land Size: 238 sqm approx

Agent Comments

Indicative Selling Price \$585,000 **Median House Price** June quarter 2025: \$685,000

Comparable Properties



34 Bisham St MICKLEHAM 3064 (REI/VG)

Agent Comments

Price: \$566,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 274 sqm approx



24 Brossard Rd MICKLEHAM 3064 (REI/VG)





Agent Comments

Price: \$585,000 Method: Private Sale Date: 03/05/2025 Property Type: House Land Size: 338 sqm approx



18 Edson Rd MICKLEHAM 3064 (REI/VG)

Date: 05/04/2025



Price: \$582,000 Method: Auction Sale

Property Type: House (Res) Land Size: 262 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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