

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

19 Illawara Drive, Mickleham Vic 3064

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$685,000 Property 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	Price	Date of sale
1	21 Hillside Av MICKLEHAM 3064	\$710,000	12/05/2025
2	34 Ellendale St MICKLEHAM 3064	\$680,000	12/03/2025
3	10 Liddiard Way MICKLEHAM 3064	\$700,000	13/01/2025

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 six months.~~

This Statement of Information was prepared on:

09/07/2025 09:06

19 Illawara Drive, Mickleham Vic 3064



Erhan Kalistu
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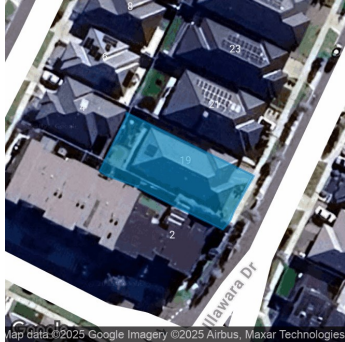
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Indicative Selling Price

\$680,000 - \$740,000

Median House Price

June quarter 2025: \$685,000



4 2 2

Property Type: House

Land Size: 449 sqm approx

Agent Comments

Comparable Properties



21 Hillside Av MICKLEHAM 3064 (REI/VG)

Agent Comments

4 2 2

Price: \$710,000

Method: Private Sale

Date: 12/05/2025

Property Type: House

Land Size: 313 sqm approx



34 Ellendale St MICKLEHAM 3064 (VG)

Agent Comments

4 - -

Price: \$680,000

Method: Sale

Date: 12/03/2025

Property Type: House (Res)

Land Size: 353 sqm approx



10 Liddiard Way MICKLEHAM 3064 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 13/01/2025

Property Type: House

Land Size: 392 sqm approx

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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