

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 CASSIA WAY MICKLEHAM VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,500

Property type

House

Suburb

Mickleham

Period-from

01 Oct 2025

to

30 Sep 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

50 KANGAROO ROAD CRAIGIEBURN VIC 3064	\$595,000	08-Aug-26
12 RICEFLOWER ROAD MICKLEHAM VIC 3064	\$575,000	13-Jun-26
67 TEMPLETONIA CIRCUIT MICKLEHAM VIC 3064	\$586,000	27-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

12 August 2026

This Statement of Information was prepared on:



**50 KANGAROO ROAD
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$595,000** Sold Date **08-Aug-26**

Distance **1.69km**



**12 RICEFLOWER ROAD
MICKLEHAM VIC 3064**

3 2 1

Sold Price **\$575,000** Sold Date **13-Jun-26**

Distance **0.12km**

**67 TEMPLETONIA CIRCUIT
MICKLEHAM VIC 3064**

3 2 1

Sold Price **\$586,000** Sold Date **27-May-26**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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