

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

74 WHITELEAF DRIVE 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

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

House

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

19 COCHRANE AVENUE MICKLEHAM VIC 3064	630000	17-Feb-25
8 BEDFORD WAY MICKLEHAM VIC 3064	620000	19-Feb-25
14 FALSTONE CIRCUIT MICKLEHAM VIC 3064	650000	08-Apr-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: 03 July 2025



**19 COCHRANE AVENUE
MICKLEHAM VIC 3064**

 4  2  2

Sold Price

630000

Sold Date

17-Feb-25

Distance

1.53km



**8 BEDFORD WAY MICKLEHAM VIC
3064**

 4  2  2

Sold Price

620000

Sold Date

19-Feb-25

Distance

0.8km



**14 FALSTONE CIRCUIT
MICKLEHAM VIC 3064**

 4  2  2

Sold Price

650000

Sold Date

08-Apr-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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