

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

45 IRONWOOD ROAD 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

\$683,250

Property type

House

Suburb

Mickleham

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

29 DARWINIA DRIVE MICKLEHAM VIC 3064	\$600,000	15-Sep-25
11 WALLOWA STREET MICKLEHAM VIC 3064	\$650,000	11-Aug-25
49 MEALIE AVENUE MICKLEHAM VIC 3064	\$637,000	25-Jun-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.~~

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**29 DARWINIA DRIVE MICKLEHAM
VIC 3064**

 4  2  1

Sold Price

\$600,000

Sold Date

15-Sep-25

Distance

0.43km



**11 WALLOWA STREET MICKLEHAM
VIC 3064**

 4  2  1

Sold Price

\$650,000

Sold Date

11-Aug-25

Distance

0.33km



**49 MEALIE AVENUE MICKLEHAM
VIC 3064**

 4  2  1

Sold Price

\$637,000

Sold Date

25-Jun-25

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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