

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 \$659,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$700,000 Property type House Suburb Mickleham
Period-from 01 Feb 2025 to 31 Jan 2026 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
59 ADANSONIA CIRCUIT MICKLEHAM VIC 3064	\$673,000	16-Oct-25
33 DARWINIA DRIVE MICKLEHAM VIC 3064	\$665,000	18-Nov-25
43 BUTTERFLY CRESCENT MICKLEHAM VIC 3064	\$660,000	17-Dec-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: 02 February 2026



**59 ADANSONIA CIRCUIT
MICKLEHAM VIC 3064**

 4  2  1

Sold Price **\$673,000** Sold Date **16-Oct-25**

Distance **1.32km**



**33 DARWINIA DRIVE MICKLEHAM
VIC 3064** Sold Price **RS \$665,000 UN** Sold Date **18-Nov-25**

 4  2  1

Distance **0.41km**



**43 BUTTERFLY CRESCENT
MICKLEHAM VIC 3064**

 4  2  1

Sold Price **\$660,000** Sold Date **17-Dec-25**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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