

## 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](http://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.~~

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**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**

 4  2  1

Sold Price <sup>RS</sup> **\$665,000** <sup>UN</sup> Sold Date **18-Nov-25**

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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