

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

\$645,000

&

\$665,000

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

19 SCOLOPIA STREET CRAIGIEBURN VIC 3064	\$641,000	15-Feb-26
10 TELOPEA ROAD CRAIGIEBURN VIC 3064	\$655,000	06-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: 25 February 2026

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**19 SCOLOPIA STREET
CRAIGIEBURN VIC 3064**

 4  2  1

Sold Price

^{RS}

\$641,000

Sold Date

15-Feb-26

Distance

0.55km



**10 TELOPEA ROAD CRAIGIEBURN
VIC 3064**

 4  2  1

Sold Price

\$655,000

Sold Date

06-Nov-25

Distance

0.97km



**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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