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	82 Daybreak Vista, Mickleham Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $865,000 & $895,000

Median sale price

Median price $720,000 Property Type House Suburb Mickleham

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1	356 Brossard Rd MICKLEHAM 3064	$878,000	21/11/2025
2	20 Mealie Av MICKLEHAM 3064	$850,000	29/10/2025
3	13 Karkalla Av MICKLEHAM 3064	$860,000	23/09/2025

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 six months.~~

This Statement of Information was prepared on: 17/02/2026 14:12

82 Daybreak Vista, Mickleham Vic 3064

Erhan Kalistu
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0406 062 280
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4 2 4

Property Type: House
Land Size: 400m2 approx. sqm approx

Agent Comments

Brand new

Indicative Selling Price
$865,000 - $895,000
Median House Price
December quarter 2025: $720,000

Comparable Properties



356 Brossard Rd MICKLEHAM 3064 (VG)

4 - -

Price: $878,000
Method: Sale
Date: 21/11/2025
Property Type: House (Res)
Land Size: 444 sqm approx

Agent Comments

Extra bathroom, smaller home.



20 Mealie Av MICKLEHAM 3064 (REI)

4 2 2

Price: $850,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 375 sqm approx

Agent Comments

13 Karkalla Av MICKLEHAM 3064 (VG)

4 - -

Price: $860,000
Method: Sale
Date: 23/09/2025
Property Type: House (Res)
Land Size: 391 sqm approx

Agent Comments

Extra bathroom, smaller home

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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