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<br>Including suburb and postcode | 5 ZAATAR STREET 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 | $735,000 | & | $765,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $705,000 | Property type | House | Suburb | Mickleham |
| Period-from | 01 Jul 2025 | to | 30 Jun 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 |
|---|---|---|
| 22 ADRIANA STREET MICKLEHAM VIC 3064 | $750,000 | 16-Jan-26 |
| 21 BUTTERFLY CRESCENT MICKLEHAM VIC 3064 | $750,000 | 23-Jun-26 |
| 7 ANISEED STREET MICKLEHAM VIC 3064 | $765,000 | 09-May-26 |

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: 05 July 2026

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**22 ADRIANA STREET MICKLEHAM VIC 3064**

4 2 2

Sold Price **$750,000** Sold Date **16-Jan-26**

Distance **0.52km**



**21 BUTTERFLY CRESCENT MICKLEHAM VIC 3064**

4 2 2

Sold Price RS **$750,000** Sold Date **23-Jun-26**

Distance **0.41km**



**7 ANISEED STREET MICKLEHAM VIC 3064**

4 3 2

Sold Price RS **$765,000** Sold Date **09-May-26**

Distance **1.11km**

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

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