Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb or locality and postcode	37 Foxley Crescent 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)

Range between	$689,000	&	$749,000

Median sale price

Median price	$705,000	Property type	*House*	Suburb	Mickleham
Period - From	May 2025	to	May 2026	Source	https://www.realestate.com.au/vic/mickleham-3064/

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
1:	**101 Alexo Road Mickleham VIC 3064**	$ 743,000	19/05/2026
2	**25 Hartney Avenue Mickleham VIC 3064**	$ 780,000	30/01/2026
3	**121 Balmain Mickleham VIC 3064**	$ 830,000	04/12/2025

This Statement of Information was prepared on: 3rd June 2026

37 Foxley Crescent Mickleham VIC 3064

Prepared on 01 June 2026



4 | 2 | 2 | 191m² | 475m²

101 Alexo Road Mickleham VIC 3064

Sold Price: **$743,000**

Sold Date: 19 May 2026

Distance from 0.3km

Features 2 Lockup Garages, 2017 Year Built



4 | 2 | 2 | 185m² | 576m²

25 Hartney Avenue Mickleham VIC 3064

Sold Price: $780,000

Sold Date: 30 January 2026

Distance from 1.2km

Features Air Conditioning, Urban Growth Zone - Schedule 4, 2 Lockup Garages, brick veneer, colorbond corrugated iron, Built-In Wardrobes,



4 | 2 | 2 | 241m² | 512m²

121 Balmain Road Mickleham VIC 3064

Sold Price: $830,000

Sold Date: 04 December 2025

Distance from 1.3km

Features Ducted Heating, Evaporative Cooling, Urban Growth Zone - Schedule 4, 1 Ensuites, 2 Lockup Garages, Brick, Partly rendered.,

*Agent Advised

Cotality IntelliVal Automated Valuation Estimate

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