

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

5 BARNATO 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

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2024

to

31 Jul 2025

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

8 MACARTHUR WAY MICKLEHAM VIC 3064	\$695,000	26-Apr-25
19 ARGENTA STREET MICKLEHAM VIC 3064	\$660,200	03-May-25
57 ALDERGROVE PARADE MICKLEHAM VIC 3064	\$710,000	03-Jun-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 August 2025