

## 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

34 MUSKWOOD DRIVE MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,250

Property type

House

Suburb

Mickleham

Period-from

01 Oct 2024

to

30 Sep 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 11 GOLDINGTON STREET MICKLEHAM VIC 3064 | \$612,000 | 23-Aug-25 |
| 76 MADURA PROMENADE MICKLEHAM VIC 3064  | \$607,500 | 02-Aug-25 |
| 6 CHARNWOOD STREET MICKLEHAM VIC 3064   | \$587,000 | 23-Sep-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: 14 October 2025



**11 GOLDINGTON STREET  
MICKLEHAM VIC 3064**

3 2 2

Sold Price

<sup>RS</sup>

**\$612,000**

Sold Date

**23-Aug-25**

Distance

**0.33km**



**76 MADURA PROMENADE  
MICKLEHAM VIC 3064**

3 2 2

Sold Price

**\$607,500**

Sold Date

**02-Aug-25**

Distance

**1.55km**



**6 CHARNWOOD STREET  
MICKLEHAM VIC 3064**

3 2 2

Sold Price

<sup>RS</sup>

**\$587,000**

Sold Date

**23-Sep-25**

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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