

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 732 - Pandani Road, Mickleham, 3064

Indicative selling price

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

Single price \$ 479,500 or range between &

Median sale price

Median price \$ 413,750 Property type Vacant Land Suburb Mickleham

Period - From 1/07/2025 to 30/09/2025 Source Oliver Hume

Comparable property sales

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 Lot 1225-AG - Gold Avenue, Mickleham, 3064	\$ 477,000	16/12/2025
2 Lot 5778 - Invermay Circuit, Mickleham, 3064	\$ 475,000	7/01/2026
3 Lot 1132-AG - Rae Street, Mickleham, 3064	\$ 474,000	16/11/2025

This Statement of Information was prepared on: 15 May 2026