

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

37 ARLINGTON PARK PARADE 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,000

Property type

Unit

Suburb

Mickleham

Period-from

01 Mar 2025

to

28 Feb 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

39 DAHLIA CRESCENT MICKLEHAM VIC 3064	\$550,000	04-Nov-24
10 PRIME STREET MICKLEHAM VIC 3064	\$550,000	22-Oct-25
45 ROSETTE PARADE MICKLEHAM VIC 3064	\$540,000	19-Dec-24

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 March 2026



39 DAHLIA CRESCENT MICKLEHAM Sold Price
VIC 3064

 3  2  1

\$550,000 Sold Date **04-Nov-24**

Distance **0.38km**



10 PRIME STREET MICKLEHAM VIC Sold Price
3064

 3  2  1

Sold Date **22-Oct-25**

Distance **0.38km**



45 ROSETTE PARADE MICKLEHAM Sold Price
VIC 3064

 3  2  1

\$540,000 Sold Date **19-Dec-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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