

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

61 BALMAIN ROAD, MICKLEHAM, VIC 3064

Indicative selling price

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

Single price

\$687,000

or range between

&

Median sale price

Median price

\$752,336

Property Type

House

Suburb

MICKLEHAM, VIC 3064

Period - From

04/26

to

08/26

Source

Cotality

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
28 CALLANTINA ROAD MICKLEHAM VIC 3064	\$690,000	04/05/26
3 WESTON STREET MICKLEHAM VIC 3064	\$650,000	24/06/26
21 MIDDLE WAY MICKLEHAM VIC 3064	\$635,000	23/05/26

This Statement of Information was prepared on:

8/08/2026