

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

39 LATCHFORD DRIVE 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

\$669,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,000

Property type

Land

Suburb

Mickleham

Period-from

01 Dec 2024

to

30 Nov 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

16 ONOWAY APPROACH MICKLEHAM VIC 3064	\$690,000	14-Sep-25
8 AMBERFIELD STREET MICKLEHAM VIC 3064	\$675,000	20-Nov-25
45 LATCHFORD DRIVE MICKLEHAM VIC 3064	\$682,500	12-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: 12 December 2025

 Property Inspection Policy To ensure transparency, our reports can be carried out with the health and well-being of the community, please strictly follow these guidelines. Please also be aware of the following:  If possible, it is best to be present during the inspection to discuss any concerns or questions.  No smoking, please refrain from smoking anything during the inspection.  Please ensure your pet is not present during the inspection.  Please do not consume alcohol during the inspection.	16 STANWAY APPROACH MICKLEHAM VIC 3064  4  2  2	Sold Price
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 \$690,000 | Sold Date | 14-Sep-25 || | | | | Distance | 0.29km |
	8 AMBERFIELD STREET MICKLEHAM VIC 3064 5 2 2	Sold Price	RS \$675,000	Sold Date	20-Nov-25
				Distance	0.24km
	45 LATCHFORD DRIVE MICKLEHAM VIC 3064 4 2 2	Sold Price	\$682,500	Sold Date	12-Jun-25
				Distance	0.08km

RS = Recent sale UN = Undisclosed Sale

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