



*12 Crombie St,  
Mickleham*

# FLOORPLAN

Ground Floor	135.40m <sup>2</sup>
Garage	36.30m <sup>2</sup>
Porch	4.60m <sup>2</sup>
Total	176.40m <sup>2</sup>



Disclaimer: Please note that architectural drawings were produced prior to completion of construction. Images, artist's impressions, layouts, dimensions, finishes and specifications are indicative only and are subject to change in accordance with the Contract of Sale. Furniture is indicative only and is not supplied. Changes may occur during construction and the final product may differ from that described.

# IMAGES



# IMAGES



# SUBURB PROFILE

## Mickleham

Mickleham is one of Melbourne's fastest-growing suburbs, offering a modern lifestyle with easy access to the CBD and Melbourne Airport.

Surrounded by new amenities, parks, and schools, it's a vibrant community perfect for families and investors alike.



### 34KM

to Melbourne CBD

### 21KM

to Melbourne Airport



## 21,946

Population

Expected to increase to 31,603 by 2028



## 4.4%

Rental Yield

Mickleham offers a strong rental yield



## 23%

Renting

23% of residents are renting their property



## \$667K

Median House Purchase Price in 2024



## \$550

Median Rental Price For Houses, Per Week



## +10%

Median Rental Growth Past 12 Months

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# MELBOURNE LEASING

08/04/25

## RENTAL APPRAISAL 12 Crombie St, Mickleham

To whom it may concern,

In current market conditions we expect a weekly rental return of the below figures for property located at the above mentioned address;

- 4 Bedroom, 2.5 Bathroom, 2 Parking: \$590-\$640 per week

This opinion is based on our extensive knowledge and experience of real estate in and around the surrounding suburbs.

Should you require further information please contact me directly on 0418 368 205.

Best regards,



Lucas Giannotti  
Melbourne Leasing

