

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

1 Bluff Road, Merricks Beach VIC 3926

Indicative selling price

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

Single price

\$2,100,000

Median sale price

Median price

\$0

Property Type

House

Suburb

Merricks Beach

Period - From

30/01/2025

to

29/07/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
13 Library Rd, Balnarring Beach Vic	\$1,680,000	11/04/2025
79 Merricks Beach Road, Merricks Beach	\$2,250,000	29/06/2025

This Statement of Information was prepared on:

30/07/2025