

# 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

148 Bayview Road, Merricks Beach VIC 3926

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,760,000

### 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)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Library Road, Balnarring Beach	\$1,680,000	11/04/2025
126 Bayview Road, Merricks Beach	\$1,375,000	21/07/2025
79 Merricks Beach Road, Merricks Beach	\$2,250,000	29/06/2025

This Statement of Information was prepared on:

30/07/2025