

## 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

31 GREIG DRIVE MERNDA VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$924,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$716,250

Property type

House

Suburb

Mernda

Period-from

01 Oct 2024

to

30 Sep 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 120 MERNDA VILLAGE DRIVE MERNDA VIC 3754 | \$950,000 | 09-Oct-25 |
| 8 STRACHAN RISE MERNDA VIC 3754          | \$940,000 | 30-Jul-25 |
| 17 ERSKINE ROAD MERNDA VIC 3754          | \$911,000 | 08-Aug-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: 21 October 2025



## 120 MERNDA VILLAGE DRIVE MERNDA VIC 3754

4 2 2

Sold Price

<sup>RS</sup> **\$950,000** Sold Date **09-Oct-25**

Distance **0.5km**



## 8 STRACHAN RISE MERNDA VIC 3754

4 2 2

Sold Price

**\$940,000** Sold Date **30-Jul-25**

Distance **1.17km**



## 17 ERSKINE ROAD MERNDA VIC 3754

4 2 2

Sold Price

<sup>RS</sup> **\$911,000** <sup>UN</sup> Sold Date **08-Aug-25**

Distance **0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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