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<br>Including suburb and postcode | 5 GREENSIDE WAY MERNDA VIC 3754 |

## 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 | $825,000 | & | $875,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $727,500 | Property type | House | Suburb | Mernda |
| Period-from | 01 Jan 2025 | to | 31 Dec 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 |
|---|---|---|
| 36 WELLINGTON STREET MERNDA VIC 3754 | $825,000 | 12-Nov-25 |
| 3 DARVEL DRIVE MERNDA VIC 3754 | $810,500 | 25-Oct-25 |
| 105 BRINKHILL DRIVE MERNDA VIC 3754 | $855,000 | 13-Nov-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.~~

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**36 WELLINGTON STREET MERNDA VIC 3754**

5 2 2

Sold Price **$825,000** Sold Date **12-Nov-25**

Distance **0.05km**



**3 DARVEL DRIVE MERNDA VIC 3754**

4 2 2

Sold Price **$810,500** Sold Date **25-Oct-25**

Distance **0.11km**



**105 BRINKHILL DRIVE MERNDA VIC 3754**

4 2 2

Sold Price **$855,000** Sold Date **13-Nov-25**

Distance **1.5km**

**RS** = Recent sale **UN** = Undisclosed Sale

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