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	36 BURGESS STREET 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	$716,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	House	Suburb	Mernda
Period-from	01 Feb 2025	to	31 Jan 2026	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
37 WILKINSON STREET MERNDA VIC 3754	$711,000	31-Jan-26
33 BALERNO WAY MERNDA VIC 3754	$737,500	14-Feb-26
4 DREWES LANE MERNDA VIC 3754	$750,000	25-Oct-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: 19 February 2026

Sugath Warnasuriya
P 039407 9100
M 0422577353
E sugath@residerre.com.au

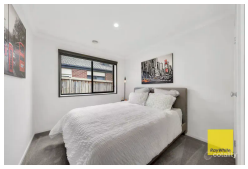


37 WILKINSON STREET MERNDA VIC 3754

3 2 2

Sold Price RS $711,000 Sold Date 31-Jan-26

Distance 0.03km



33 BALERNO WAY MERNDA VIC 3754

3 2 2

Sold Price RS $737,500 Sold Date 14-Feb-26

Distance 0.6km



4 DREWES LANE MERNDA VIC 3754

4 2 2

Sold Price $750,000 Sold Date 25-Oct-25

Distance 0.9km

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

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