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	14 ARGYLE DRIVE 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	$695,000	&	$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Land	Suburb	Mernda
Period-from	01 Sep 2024	to	31 Aug 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
14 BAYVIEW CIRCUIT MERNDA VIC 3754	$727,500	30-May-25
28 ASPLIN CIRCUIT MERNDA VIC 3754	$751,000	30-Aug-25
44 BRANDYBUCK LANE MERNDA VIC 3754	$730,000	09-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: 23 September 2025

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14 BAYVIEW CIRCUIT MERNDA VIC 3754

4 2 2

Sold Price **$727,500** Sold Date **30-May-25**

Distance **0.23km**



28 ASPLIN CIRCUIT MERNDA VIC 3754

4 2 2

Sold Price RS **$751,000** Sold Date **30-Aug-25**

Distance **0.67km**



44 BRANDYBUCK LANE MERNDA VIC 3754

4 2 2

Sold Price **$730,000** Sold Date **09-Aug-25**

Distance **0.63km**

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

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