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	26 ALEMAN GREEN 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	$845,000	&	$895,000

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
67 EVERARD ROAD MERNDA VIC 3754	$848,000	25-Oct-25
110 WATERVIEW DRIVE MERNDA VIC 3754	$850,000	14-Jun-25
61 GALLOWAY DRIVE MERNDA VIC 3754	$860,000	21-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: 28 October 2025

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67 EVERARD ROAD MERNDA VIC 3754

4 2 2

Sold Price RS $848,000 Sold Date 25-Oct-25

Distance 1.82km



110 WATERVIEW DRIVE MERNDA VIC 3754

4 2 2

Sold Price $850,000 Sold Date 14-Jun-25

Distance 0.84km



61 GALLOWAY DRIVE MERNDA VIC 3754

4 2 2

Sold Price RS $860,000 Sold Date 21-Oct-25

Distance 1.21km

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

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