

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

13 JACKAROO 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

\$779,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Mernda

Period-from

01 Dec 2024

to

30 Nov 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

57 BLACK BRAES BOULEVARD MERNDA VIC 3754	\$790,000	04-Sep-25
54 VESTLEY DRIVE MERNDA VIC 3754	\$810,000	21-Aug-25
36 STOURHEAD AVENUE MERNDA VIC 3754	\$785,000	18-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.~~

This Statement of Information was prepared on: 07 December 2025

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**57 BLACK BRAES BOULEVARD
MERNDA VIC 3754**

 3  2  2

Sold Price **\$790,000** Sold Date **04-Sep-25**

Distance **1.91km**



**54 VESTLEY DRIVE MERNDA VIC
3754**

 4  2  2

Sold Price **\$810,000** Sold Date **21-Aug-25**

Distance **0.79km**



**36 STOURHEAD AVENUE MERNDA
VIC 3754**

 4  2  2

Sold Price ^{RS} **\$785,000** Sold Date **18-Nov-25**

Distance **0.76km**

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

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