

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

24 Wellington Street, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$650,000

&

\$680,000

Median sale price

Median price

\$410,000

Property Type

Vacant land

Suburb

Mernda

Period - From

04/03/2025

to

03/03/2026

Source

Property Data

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 six 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
1	14 Observer Tce MERNDA 3754	\$655,000	07/10/2025
2			
3			

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 six months.

This Statement of Information was prepared on:

04/03/2026 10:18



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Property Type: Land
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$680,000
Median Land Price
04/03/2025 - 03/03/2026: \$410,000

Comparable Properties



14 Observer Tce MERNDA 3754 (REI/VG)

Agent Comments

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Price: \$655,000
Method: Private Sale
Date: 07/10/2025
Property Type: Land
Land Size: 624 sqm approx

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 six months.