

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

3 LOUVRE LANE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2025

to

28 Feb 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

75 GOULBURN STREET MERNDA VIC 3754	\$1,191,000	25-Oct-25
1 SLIDE STREET SOUTH MORANG VIC 3752	\$1,105,000	23-Dec-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: 04 March 2026

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**75 GOULBURN STREET MERNDA
VIC 3754**

 4  2  2

Sold Price

\$1,191,000

Sold Date

25-Oct-25

Distance

0.4km



**1 SLIDE STREET SOUTH MORANG
VIC 3752**

 4  2  2

Sold Price

\$1,105,000

Sold Date

23-Dec-25

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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