

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 SISTINE ROW 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

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,500

Property type

House

Suburb

Mernda

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

27 CORTONA GRANGE MERNDA VIC 3754	\$840,000	02-Jun-26
15 VILLEROY STREET MERNDA VIC 3754	\$870,000	12-Jun-26
92 WELLINGTON STREET MERNDA VIC 3754	\$832,000	16-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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Imogen Hammond
P 0434775639
M 0434775639
E ihammond@barryplant.com.au



27 CORTONA GRANGE MERNDA VIC 3754

 4  2  2

Sold Price

\$840,000

Sold Date

02-Jun-26

Distance

0.36km



15 VILLEROY STREET MERNDA VIC 3754

 4  2  2

Sold Price

^{RS} **\$870,000**

Sold Date

12-Jun-26

Distance

1.11km



92 WELLINGTON STREET MERNDA VIC 3754

 4  2  2

Sold Price

\$832,000

Sold Date

16-Mar-26

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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