

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

34 SAN SISTO 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Mernda

Period-from

01 Aug 2025

to

31 Jul 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

2 DUCAL PARKWAY MERNDA VIC 3754	\$780,000	17-Jun-26
11 RIORDAN CRESCENT MERNDA VIC 3754	\$795,000	19-Jun-26
7 GALLOWAY DRIVE MERNDA VIC 3754	\$770,000	10-Jul-26

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.~~

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



2 DUCAL PARKWAY MERNDA VIC 3754

 4  2  2

Sold Price

^{RS} **\$780,000**

Sold Date

17-Jun-26

Distance

0.41km



11 RIORDAN CRESCENT MERNDA VIC 3754

 4  2  2

Sold Price

^{RS} **\$795,000**

Sold Date

19-Jun-26

Distance

0.66km



7 GALLOWAY DRIVE MERNDA VIC 3754

 4  2  2

Sold Price

^{RS} **\$770,000**

Sold Date

10-Jul-26

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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