

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

19 Greig Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$900,000

&

\$930,000

Median sale price

Median price \$731,250

Property Type House

Suburb Mernda

Period - From 01/07/2025

to

30/09/2025

Source REIV

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	120 Mernda Village Dr MERNDA 3754	\$950,000	09/10/2025
2	17 Erskine Rd MERNDA 3754	\$911,000	24/07/2025
3	9 Pasture Cr MERNDA 3754	\$920,000	16/04/2025

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:

13/10/2025 12:22

19 Greig Drive, Mernda Vic 3754



Jason Yu
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4 2 2

Rooms: 6
Property Type: House
Land Size: 539 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$930,000
Median House Price
September quarter 2025: \$731,250

Comparable Properties



120 Mernda Village Dr MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$950,000
Method: Private Sale
Date: 09/10/2025
Property Type: House
Land Size: 577 sqm approx



17 Erskine Rd MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$911,000
Method: Private Sale
Date: 24/07/2025
Property Type: House (Res)
Land Size: 621 sqm approx



9 Pasture Cr MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$920,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 488 sqm approx

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



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