

## 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	<span style="border: 1px solid black; padding: 2px;">\$731,250</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Mernda</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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



**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)**



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

Agent Comments



**17 Erskine Rd MERNDA 3754 (REI)**



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

Agent Comments



**9 Pasture Cr MERNDA 3754 (REI/VG)**



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

Agent Comments

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