

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

2 MERRYLANDS AVENUE PORTSEA VIC 3944

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

\$4,000,000

&

\$4,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,755,000

Property type

House

Suburb

Portsea

Period-from

01 Dec 2024

to

30 Nov 2025

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

3 SOMERSET DRIVE PORTSEA VIC 3944	\$4,000,000	20-Oct-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: 12 December 2025



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**3 SOMERSET DRIVE PORTSEA VIC
3944**

Sold Price

\$4,000,000

Sold Date

20-Oct-25

2

-

-

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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