

## 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

10 RASPBERRY GROVE MERNDA VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$565,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$463,000

Property type

Unit

Suburb

Mernda

Period-from

01 Aug 2024

to

31 Jul 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 11/27 PIPERS LANE MERNDA VIC 3754   | \$541,000 | 19-Sep-24 |
| 20 PIMPINELLA PASS MERNDA VIC 3754  | \$585,000 | 05-Oct-24 |
| 13 MELLIODORA DRIVE MERNDA VIC 3754 | \$599,000 | 05-Oct-24 |

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: 21 August 2025



**11/27 PIPERS LANE MERNDA VIC 3754**

Sold Price

**\$541,000**

Sold Date

**19-Sep-24**

 3

 2

 2

Distance

**0.1km**



**20 PIMPINELLA PASS MERNDA VIC 3754**

Sold Price

**\$585,000**

Sold Date

**05-Oct-24**

 3

 2

 2

Distance

**0.54km**



**13 MELLIODORA DRIVE MERNDA VIC 3754**

Sold Price

**\$599,000**

Sold Date

**05-Oct-24**

 3

 2

 2

Distance

**0.57km**



**6/6 MAIZE PLACE MERNDA VIC 3754**

Sold Price

**\$543,000**

Sold Date

**10-Apr-24**

 3

 2

 2

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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