

## 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

12 EAGLEHAWK DRIVE 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

or range  
between

\$550,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Commercial

Suburb

Mernda

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

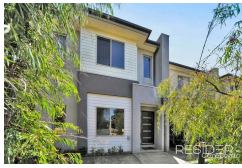
Date of sale

5/9 KINCAID DRIVE MERNDA VIC 3754	\$550,000	31-Jan-25
32 DAMASK WAY MERNDA VIC 3754	\$550,000	16-Nov-24
8/6 SOMMERVILLE AVENUE MERNDA VIC 3754	\$555,000	07-Feb-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: 10 February 2025



**5/9 KINCAID DRIVE MERNDA VIC 3754**

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**31-Jan-25**



3



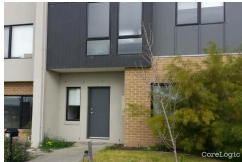
2



2

Distance

**1.15km**



**32 DAMASK WAY MERNDA VIC 3754**

Sold Price

**\$550,000**

Sold Date

**16-Nov-24**



3



2



2

Distance

**1.58km**



**8/6 SOMMERVILLE AVENUE  
MERNDA VIC 3754**

Sold Price

<sup>RS</sup>

**\$555,000**

Sold Date

**07-Feb-25**



3



2



2

Distance

**2.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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