

## 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

18 SCHOTTERS ROAD 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Mernda

Period-from

01 Apr 2024

to

31 Mar 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

63 FORTRESS ROAD DOREEN VIC 3754	\$685,000	21-Mar-25
2 BIRDHAVEN STREET SOUTH MORANG VIC 3752	\$745,000	12-Oct-24
8 MALLARD MEWS SOUTH MORANG VIC 3752	\$690,000	27-Nov-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: 19 April 2025



## 63 FORTRESS ROAD DOREEN VIC 3754

 3  2  1

Sold Price

<sup>RS</sup> \$685,000

Sold Date

21-Mar-25

Distance

1.78km



## 2 BIRDAHVEN STREET SOUTH MORANG VIC 3752

 4  2  2

Sold Price

\$745,000

Sold Date

12-Oct-24

Distance

4.15km



## 8 MALLARD MEWS SOUTH MORANG VIC 3752

 4  2  2

Sold Price

\$690,000

Sold Date

27-Nov-24

Distance

4.67km

RS = Recent sale

UN = Undisclosed Sale

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