

## 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

104/40 ROWELL DRIVE MERNDA VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Mernda

Period-from

01 Nov 2024

to

31 Oct 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 202/36 ROWELL DRIVE MERNDA VIC 3754         | \$365,000 | 18-Aug-25 |
| 203/40 ROWELL DRIVE MERNDA VIC 3754         | \$345,000 | 19-Jul-25 |
| 103/62 MERNDA VILLAGE DRIVE MERNDA VIC 3754 | \$390,000 | 09-Jul-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 November 2025



## 202/36 ROWELL DRIVE MERNDA VIC 3754

2 1 1

Sold Price

**\$365,000**

Sold Date

**18-Aug-25**

Distance

**0km**



## 203/40 ROWELL DRIVE MERNDA VIC 3754

2 1 1

Sold Price

**\$345,000**

Sold Date

**19-Jul-25**

Distance

**0km**



## 103/62 MERNDA VILLAGE DRIVE MERNDA VIC 3754

2 1 1

Sold Price

**\$390,000**

Sold Date

**09-Jul-25**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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