

## 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

13 REYNOLDS CIRCUIT 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

\$630,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mernda

Period-from

01 Jul 2024

to

30 Jun 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 58 KERRABEE DRIVE MERNDA VIC 3754  | \$710,000 | 15-Apr-25 |
| 62 GRAFTON STREET MERNDA VIC 3754  | \$765,000 | 23-May-25 |
| 11 CASSINIAS GROVE MERNDA VIC 3754 | \$688,000 | 07-Jun-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: 02 July 2025

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**58 KERRABEE DRIVE MERNDA VIC 3754** Sold Price **\$710,000** Sold Date **15-Apr-25**

4 2 2

Distance **0.2km**



**62 GRAFTON STREET MERNDA VIC 3754** Sold Price **\$765,000** Sold Date **23-May-25**

4 2 2

Distance **1.38km**



**11 CASSINIAS GROVE MERNDA VIC 3754** Sold Price <sup>RS</sup> **\$688,000** Sold Date **07-Jun-25**

4 2 2

Distance **0.42km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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