

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

15 Marot Way, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$650,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb Mernda

Period - From 01/04/2026

to 30/06/2026

Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

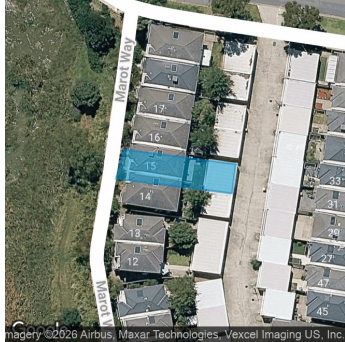
	Address of comparable property	Price	Date of sale
1	42 Damask Way MERNDA 3754	\$555,000	20/06/2026
2	38 Vestley Dr MERNDA 3754	\$580,000	25/05/2026
3	16 Lawn Wik MERNDA 3754	\$575,700	13/05/2026

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 six months.~~

This Statement of Information was prepared on:

21/07/2026 09:40



 3  2  2

Property Type: Townhouse

Land Size: 175 sqm approx

Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

June quarter 2026: \$500,000

Comparable Properties



42 Damask Way MERNDA 3754 (REI)

Agent Comments

 3  2  2

Price: \$555,000

Method: Auction Sale

Date: 20/06/2026

Property Type: Townhouse (Res)



38 Vestley Dr MERNDA 3754 (REI)

Agent Comments

 3  2  2

Price: \$580,000

Method: Private Sale

Date: 25/05/2026

Property Type: Townhouse (Single)

16 Lawn Wlk MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$575,700

Method: Private Sale

Date: 13/05/2026

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 156 sqm approx

Account - Barry Plant | P: (03) 9431 1243