

## 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

19 HURREY AVENUE 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

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mernda

Period-from

01 Jun 2024

to

31 May 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

9 PASTURE CRESCENT MERNDA VIC 3754	\$920,000	07-Apr-25
20 DELBRIDGE DRIVE MERNDA VIC 3754	\$900,000	29-Mar-25
5 LANGDON DRIVE MERNDA VIC 3754	\$795,000	20-Mar-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: 17 June 2025

Vijeth Shetty  
M 04432407840  
E vijeth.shetty@onegrouprealty.com.au



**9 PASTURE CRESCENT MERNDA  
VIC 3754**

 4  2  2

Sold Price **\$920,000** Sold Date **07-Apr-25**

Distance **1.61km**



**20 DELBRIDGE DRIVE MERNDA  
VIC 3754**

 4  2  2

Sold Price **\$900,000** Sold Date **29-Mar-25**

Distance **1.79km**



**5 LANGDON DRIVE MERNDA VIC  
3754**

 4  2  2

Sold Price **\$795,000** Sold Date **20-Mar-25**

Distance **1.99km**

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

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