

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

20 CLUTHA DRIVE MERNDA VIC 3754

Indicative selling price

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

Single Price

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Mernda

Period-from

01 Sep 2025

to

31 Aug 2026

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

12 BURGESS STREET MERNDA VIC 3754	\$735,000	25-Jul-26
31 RAGUSA TERRACE MERNDA VIC 3754	\$730,100	27-Jun-26
4 TODD WAY MERNDA VIC 3754	\$730,000	28-Mar-26

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.~~

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12 BURGESS STREET MERNDA VIC 3754

Sold Price

RS

\$735,000

Sold Date

25-Jul-26

4 2 2

Distance

0.64km

31 RAGUSA TERRACE MERNDA VIC 3754

Sold Price

\$730,100

Sold Date

27-Jun-26

4 2 2

Distance

0.94km

4 TODD WAY MERNDA VIC 3754

Sold Price

\$730,000

Sold Date

28-Mar-26

4 2 2

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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