

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

203/40 ROWELL 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

\$335,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,000

Property type

Unit

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

101/40 ROWELL DRIVE MERNDA VIC 3754	\$335,000	28-Apr-25
201/40 ROWELL DRIVE MERNDA VIC 3754	\$343,000	12-Mar-25
3/40 ROWELL DRIVE MERNDA VIC 3754	\$365,000	16-Apr-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: 09 July 2025

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**101/40 ROWELL DRIVE MERNDA
VIC 3754**

 2  1  1

Sold Price

\$335,000

Sold Date

28-Apr-25

Distance

0km



**201/40 ROWELL DRIVE MERNDA
VIC 3754**

 2  1  -

Sold Price

\$343,000

Sold Date

12-Mar-25

Distance

0km



**3/40 ROWELL DRIVE MERNDA VIC
3754**

 2  1  -

Sold Price

\$365,000

Sold Date

16-Apr-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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