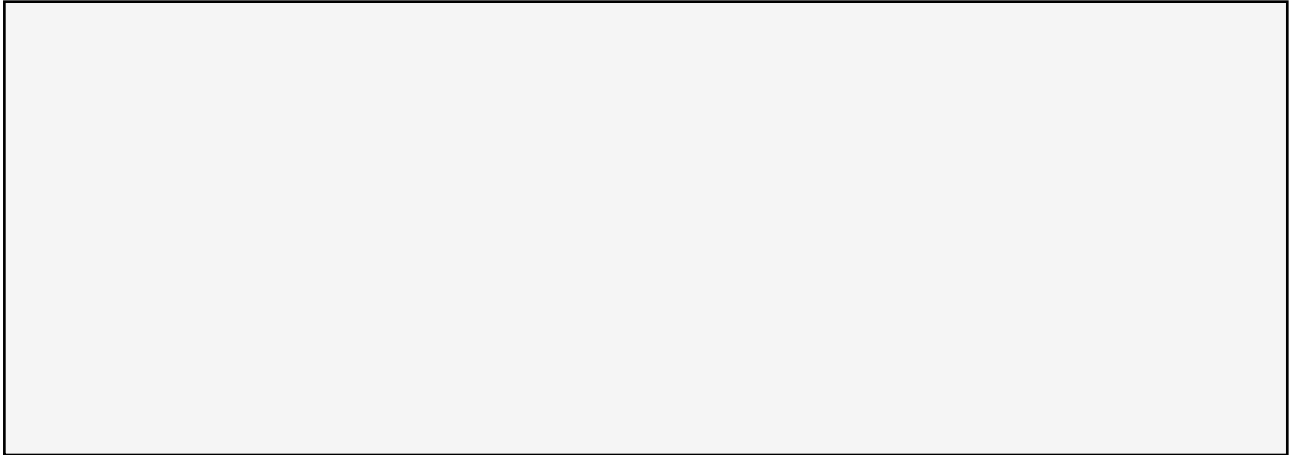


Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address Including suburb and postcode: 26 WOOLSHED AVENUE, MERNDA, VIC 3754

Indicative selling price

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

Price Range: \$610,000 to \$670,000

Median sale price

Median price: \$700,000

Property type: House

Suburb: MERNDA

Period: 01 January 2024 to 31 December 2024

Source:



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
41 GOULBURN ST, MERNDA, VIC 3754	*\$685,000	10/02/2025
94 WATERVIEW DR, MERNDA, VIC 3754	\$635,000	13/11/2024
33 SUNNYBRAE DR, MERNDA, VIC 3754	*\$656,500	01/02/2025

This Statement of Information was prepared on: 26/03/2025