

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	3-9 Heddle Parade Mernda, 3754
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Indicative selling price

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

Single price	\$3,000,000
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Median sale price

Median price	\$342,500	Property Type	VACANT LAND	Suburb	MERNDA 3754
Period - From	01-Jan-2024	to	12-Mar-2024	Source	Pricefinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 03-May-2025 at 1:55:38 PM AEST