

## 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

30 PARTYTREE WAY MERNDA VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mernda

Period-from

01 May 2024

to

30 Apr 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 8 BAYVIEW CIRCUIT MERNDA VIC 3754  | \$730,000 | 29-Mar-25 |
| 13 CLOUGHS ROAD MERNDA VIC 3754    | \$673,000 | 12-May-25 |
| 20 ANNANDALE DRIVE MERNDA VIC 3754 | \$694,000 | 10-May-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: 19 May 2025



**8 BAYVIEW CIRCUIT MERNDA VIC 3754**

Sold Price

**\$730,000**

Sold Date

**29-Mar-25**



4



2



2

Distance

**0.64km**



**13 CLOUGHS ROAD MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$673,000**

Sold Date

**12-May-25**



4



2



2

Distance

**2.1km**



**20 ANNANDALE DRIVE MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$694,000**

Sold Date

**10-May-25**



3



2



2

Distance

**2.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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