

## 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

34 PARKEDGE BOULEVARD 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

\$690,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 14 BURRELL WAY MERNDA VIC 3754        | \$725,000 | 12-Apr-25 |
| 112 LANGDON DRIVE MERNDA VIC 3754     | \$726,500 | 17-May-25 |
| 105 WELLINGTON STREET MERNDA VIC 3754 | \$690,000 | 07-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: 01 July 2025



**14 BURRELL WAY MERNDA VIC 3754**

4 2 2

Sold Price

**\$725,000**

Sold Date

**12-Apr-25**

Distance

**1.02km**



**112 LANGDON DRIVE MERNDA VIC 3754**

4 2 2

Sold Price

<sup>RS</sup> **\$726,500**

Sold Date

**17-May-25**

Distance

**1.16km**



**105 WELLINGTON STREET MERNDA VIC 3754**

4 2 2

Sold Price

**\$690,000**

Sold Date

**07-Apr-25**

Distance

**0.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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