

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

357 PASCHENDALE AVENUE, MERBEIN VIC 3505

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$419,250

Property type

House

Suburb

Merbein

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

314 THIRD STREET MERBEIN VIC 3505	\$650,100	04-Oct-25
165 CHANNEL ROAD MERBEIN VIC 3505	\$660,000	13-Feb-26
111 PASCHENDALE AVENUE YELTA VIC 3505	\$650,000	12-Jun-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 April 2026



314 THIRD STREET MERBEIN VIC 3505

Sold Price

\$650,100

Sold Date **04-Oct-25**

 4  2  4

Distance **0.71km**



165 CHANNEL ROAD MERBEIN VIC 3505

Sold Price

^{RS} **\$660,000**

Sold Date **13-Feb-26**

 3  2  1

Distance **4.29km**



111 PASCHENDALE AVENUE YELTA VIC 3505

Sold Price

\$650,000

Sold Date **12-Jun-25**

 3  1  4

Distance **2.59km**

RS = Recent sale

UN = Undisclosed Sale

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