

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

62 GRAFTON STREET MERNDA VIC 3754

Indicative selling price

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

Single Price

\$780,000

or range
between

&

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

5 LANGDON DRIVE MERNDA VIC 3754	\$795,000	20-Mar-25
44 BLACKCURRANT CIRCUIT MERNDA VIC 3754	\$790,000	07-Dec-24
5 AINSLIE RISE MERNDA VIC 3754	\$780,000	24-Mar-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: 09 May 2025



5 LANGDON DRIVE MERNDA VIC 3754

4 2 2

Sold Price **\$795,000** Sold Date **20-Mar-25**

Distance **1.07km**



44 BLACKCURRANT CIRCUIT MERNDA VIC 3754

4 2 2

Sold Price **\$790,000** Sold Date **07-Dec-24**

Distance **1.8km**



5 AINSLIE RISE MERNDA VIC 3754

4 2 2

Sold Price ^{RS} **\$780,000** Sold Date **24-Mar-25**

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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