

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

8 MAURICE WAY 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

or range
between

\$730,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Mernda

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

6 ST PAULS TERRACE MERNDA VIC 3754	\$765,000	01-Nov-25
6 BORTHWICK ROAD MERNDA VIC 3754	\$770,000	25-Oct-25
36 STOURHEAD AVENUE MERNDA VIC 3754	\$785,000	18-Nov-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: 15 December 2025

Sugath Warnasuriya

P 039407 9100

M 0422577353

E sugath@residerre.com.au



**6 ST PAULS TERRACE MERNDA
VIC 3754**

Sold Price

^{RS}

\$765,000

Sold Date

01-Nov-25

4 2 2

Distance

0.32km



**6 BORTHWICK ROAD MERNDA VIC
3754**

Sold Price

\$770,000

Sold Date

25-Oct-25

4 2 2

Distance

0.62km



**36 STOURHEAD AVENUE MERNDA
VIC 3754**

Sold Price

^{RS}

\$785,000

Sold Date

18-Nov-25

4 2 2

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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