

# 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

15 Ambridge Street, Mernda VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

### Median sale price

Median price

\$730,000

Property Type

House

Suburb

Mernda

Period - From

12/09/2025

to

10/03/2026

Source

price\_finder

### 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Greenside Way Mernda VIC	\$875,000	19/02/2026
16 Tarwin Drive Mernda VIC	\$850,000	03/11/2025
61 Galloway Drive Mernda VIC	\$860,000	21/10/2025

This Statement of Information was prepared on:

12/03/2026