

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

9 UNDERHILL ROAD 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,250

Property type

House

Suburb

Mernda

Period-from

01 Mar 2025

to

28 Feb 2026

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

65 SILVERWOOD DRIVE MERNDA VIC 3754	\$730,000	16-Feb-26
36 BURGESS STREET MERNDA VIC 3754	\$722,000	21-Feb-26
39 NEWINGTON PARADE MERNDA VIC 3754	\$765,000	17-Feb-26

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: 20 March 2026

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65 SILVERWOOD DRIVE MERNDA VIC 3754

Sold Price

^{RS}

\$730,000

Sold Date

16-Feb-26

 4  2  2

Distance

0.23km



36 BURGESS STREET MERNDA VIC 3754

Sold Price

^{RS}

\$722,000

Sold Date

21-Feb-26

 4  2  2

Distance

0.37km



39 NEWINGTON PARADE MERNDA VIC 3754

Sold Price

^{RS}

\$765,000

Sold Date

17-Feb-26

 4  2  2

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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