

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

452 Masons Road, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$890,000 & \$950,000

Median sale price

Median price \$770,000 Property Type House Suburb Mernda

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	31 Greig Dr MERNDA 3754	\$924,500	15/12/2025
2	7 Pythagoras St MERNDA 3754	\$914,000	06/12/2025
3	120 Mernda Village Dr MERNDA 3754	\$950,000	09/10/2025

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 six months.~~

This Statement of Information was prepared on:

07/04/2026 09:42

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Indicative Selling Price

\$890,000 - \$950,000

Median House Price

December quarter 2025: \$770,000



Property Type:

Agent Comments

Comparable Properties



31 Greig Dr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$924,500

Method: Private Sale

Date: 15/12/2025

Property Type: House

Land Size: 653 sqm approx



7 Pythagoras St MERNDA 3754 (REI/VG)

Agent Comments



Price: \$914,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 466 sqm approx



120 Mernda Village Dr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 09/10/2025

Property Type: House

Land Size: 577 sqm approx

Account - Jellis Craig | P: 03 94321444