

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

13 Vittorio Road, Mernda Vic 3754

Indicative selling price

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

Range between \$850,000 & \$925,000

Median sale price

Median price \$767,500 Property Type House Suburb Mernda

Period - From 01/01/2026 to 31/03/2026 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	19 Greig Dr MERNDA 3754	\$900,000	31/03/2026
2	13 Giddens Rd MERNDA 3754	\$820,000	09/02/2026
3	31 Greig Dr MERNDA 3754	\$924,500	15/12/2025

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:

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Property Type:
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$925,000
Median House Price
March quarter 2026: \$767,500

Comparable Properties



19 Greig Dr MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$900,000
Method: Private Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 537 sqm approx



13 Giddens Rd MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$820,000
Method: Sold Before Auction
Date: 09/02/2026
Property Type: House (Res)
Land Size: 457 sqm approx



31 Greig Dr MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$924,500
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 653 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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