

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

10 Dalwhinnie Close, Mernda VIC 3754

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$730,000

Property Type

House

Suburb

Mernda

Period - From

14/10/2025

to

14/04/2026

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
6 Blaimore Way Mernda VIC	\$707,230	02/03/2026
10 Kepler Street Mernda VIC	\$680,000	28/02/2026
12 Marlowe Grange Mernda VIC	\$705,000	03/12/2025

This Statement of Information was prepared on:

15/04/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

10 Dalwhinnie Close, Mernda VIC 3754



🏠 3 🚗 2 🚗 1

Property Type: House
Luke El Moussalli
97178780
0403 465 560
lelmoussalli@morrisonkleeman.com.au
Indicative Selling Price
\$680,000 - \$720,000
Median House Price
Year ending April 2026: \$730,000

Comparable Properties



6 Blaimore Way Mernda VIC

🏠 3 🚗 2 🚗 1

Price: \$707,230
Date: 02/03/2026
Property Type: House
Land Size: 212 sqm approx



10 Kepler Street Mernda VIC

🏠 3 🚗 2 🚗 1

Price: \$680,000
Date: 28/02/2026
Property Type: House
Land Size: 319 sqm approx



12 Marlowe Grange Mernda VIC

🏠 3 🚗 2 🚗 1

Price: \$705,000
Date: 03/12/2025
Property Type: House
Land Size: 357 sqm approx

Account - Morrison Kleeman Doreen | P: 9717 8780