

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

12A SOMMERVILLE AVENUE 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

\$565,000

&

\$604,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Mernda

Period-from

01 Apr 2025

to

31 Mar 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

53 MCCUBBIN WAY MERNDA VIC 3754	\$580,000	28-Mar-26
117 SALT LAKE BOULEVARD WOLLERT VIC 3750	\$588,888	29-Oct-25
83A BRUSH ROAD EPPING VIC 3076	\$615,000	14-Mar-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.~~

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53 MCCUBBIN WAY MERNDA VIC 3754

3 2 2

Sold Price

^{RS} **\$580,000**

Sold Date **28-Mar-26**

Distance **1.99km**



117 SALT LAKE BOULEVARD WOLLERT VIC 3750

3 2 2

Sold Price

\$588,888

Sold Date **29-Oct-25**

Distance **3.47km**



83A BRUSH ROAD EPPING VIC 3076

3 2 2

Sold Price

^{RS} **\$615,000**

Sold Date **14-Mar-26**

Distance **4.8km**

RS = Recent sale **UN** = Undisclosed Sale

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