

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

2 Ducal Parkway, Mernda Vic 3754

Indicative selling price

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

Range between \$750,000 & \$820,000

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	9 Shepherds Way MERNDA 3754	\$822,000	07/02/2026
2	28 Ducal Pwy MERNDA 3754	\$800,000	07/02/2026
3	8 Maurice Way MERNDA 3754	\$740,000	31/01/2026

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:

03/04/2026 17:40



4 2 2

Property Type: House (Res)

Land Size: 539 sqm approx

Agent Comments

Comparable Properties



9 Shepherds Way MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$822,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House

Land Size: 427 sqm approx



28 Ducal Pwy MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$800,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 411 sqm approx



8 Maurice Way MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$740,000

Method: Private Sale

Date: 31/01/2026

Property Type: House

Land Size: 397 sqm approx