

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

7 Gledhill Rise, Mernda Vic 3754

Indicative selling price

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

Range between \$770,000 & \$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 Mateo Rise MERNDA 3754	\$780,000	20/11/2025
2	57 Black Braes Blvd MERNDA 3754	\$790,000	03/09/2025
3	14 Farmstead Way MERNDA 3754	\$800,000	02/09/2025

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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Indicative Selling Price

\$770,000 - \$820,000

Median House Price

December quarter 2025: \$770,000



3 2 2

Property Type: Land

Land Size: 376 sqm approx

Agent Comments

Comparable Properties



9 Mateo Rise MERNDA 3754 (REI)

Agent Comments

3 2 2

Price: \$780,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 400 sqm approx



57 Black Braes Blvd MERNDA 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000

Method: Sold Before Auction

Date: 03/09/2025

Property Type: House (Res)

Land Size: 470 sqm approx



14 Farmstead Way MERNDA 3754 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 02/09/2025

Property Type: House (Res)

Land Size: 295 sqm approx

Account - Jellis Craig | P: 03 9070 5095