

## 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

15 BALERNO WAY MERNDA VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$749,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,500

Property type

House

Suburb

Mernda

Period-from

01 Feb 2025

to

31 Jan 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

4 ALESSIA GROVE MERNDA VIC 3754	\$740,000	24-Nov-25
5 ARALIA WAY MERNDA VIC 3754	\$732,500	07-Aug-25
9 MATEO RISE MERNDA VIC 3754	\$780,000	20-Nov-25

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.~~

This Statement of Information was prepared on: 02 February 2026


**4 ALESSIA GROVE MERNDA VIC 3754**

Sold Price

**\$740,000**

 Sold Date **24-Nov-25**
 3
  2
  2

 Distance **1.8km**

**5 ARALIA WAY MERNDA VIC 3754**

Sold Price

**\$732,500**

 Sold Date **07-Aug-25**
 3
  2
  2

 Distance **1.82km**

**9 MATEO RISE MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$780,000**

 Sold Date **20-Nov-25**
 3
  2
  2

 Distance **1.49km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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