

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 MONARCH AVENUE, MERNDA, VIC 3754

Indicative selling price

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

Single price

or range between

\$735,000

&

\$785,000

Median sale price

Median price

\$780,327

Property Type

House

Suburb

MERNDA, VIC 3754

Period - From

09/25

to

02/26

Source

Cotality

Comparable property sales

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

57 BLACK BRAES BOULEVARD MERNDA VIC 3754

\$790,000

04/09/25

3 SHURA DRIVE MERNDA VIC 3754

\$735,500

17/11/25

14 FARMSTEAD WAY MERNDA VIC 3754

\$800,000

02/09/25

This Statement of Information was prepared on: 22/01/2026