

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

40 Silverwood Drive, Mernda VIC 3754

Indicative selling price

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

Range between

\$890,000

&

\$979,000

Median sale price

Median price

\$730,000

Property Type

House

Suburb

Mernda

Period - From

27/07/2025

to

26/01/2026

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

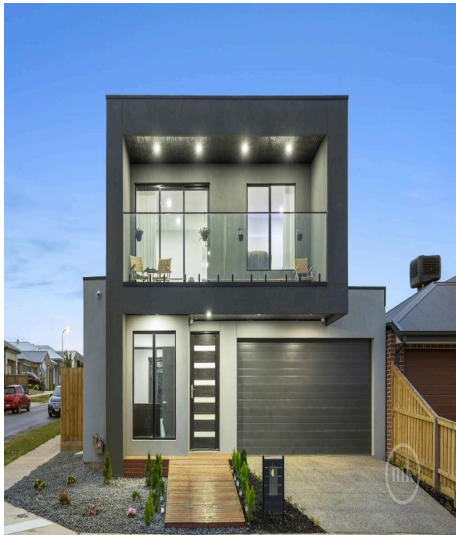
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
15 Raitt Grove Mernda VIC	\$920,000	19/01/2026
40 Black Braes Boulevard Mernda VIC	\$968,000	09/08/2025

This Statement of Information was prepared on:

27/01/2026

40 Silverwood Drive, Mernda VIC 3754



🛏 5 🚗 3 🚗 2

Property Type: House

Phil Di Battista

97178780

0409 863 895

pdibattista@morrisonkleeman.com.au

Indicative Selling Price

\$890,000 - \$979,000

Median House Price

Year ending January 2026: \$730,000

Comparable Properties



15 Raitt Grove Mernda VIC

🛏 5 🚗 2 🚗 2

Price: \$920,000

Date: 19/01/2026

Property Type: House

Land Size: 391.934821 sqm approx



40 Black Braes Boulevard Mernda VIC

🛏 4 🚗 2 🚗 2

Price: \$968,000

Date: 09/08/2025

Property Type: House

Land Size: 618 sqm approx

Account - Morrison Kleeman Doreen | P: 9717 8780



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.