

## 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

31 HARRIERS STREET 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

or range  
between

\$890,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mernda

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

10 MCCUBBIN WAY MERNDA VIC 3754	\$1,050,000	26-Apr-25
1 DESTINY VIEW MERNDA VIC 3754	\$1,176,000	17-May-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: 29 May 2025

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**10 MCCUBBIN WAY MERNDA VIC  
3754**

4 2 2

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **26-Apr-25**

Distance **0.56km**



**1 DESTINY VIEW MERNDA VIC  
3754**

4 2 2

Sold Price <sup>RS</sup> **\$1,176,000** Sold Date **17-May-25**

Distance **1.24km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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