Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	31 Merlot Street, Waurn Ponds VIC 3216

Indicative selling price

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

Range between $830,000 & $870,000

Median sale price

Median price $776,250 Property Type House Suburb Waurn Ponds

Period - From 04/09/2025 to 03/03/2026 Source Cotality™

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 DANAHER AVENUE, WAURN PONDS, VIC 3216	$870,000	10/12/2025
3 DANAHER AVENUE, WAURN PONDS, VIC 3216	$865,000	16/12/2025
32 TANNIN WAY, WAURN PONDS, VIC 3216	$860,000	04/12/2025

This Statement of Information was prepared on: 04/03/2026