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<br>Including suburb and postcode | 6 CROPLEY TERRACE MERNDA VIC 3754 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $860,000 | & | $940,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $735,000 | Property type | House | Suburb | Mernda |
| Period-from | 01 Apr 2025 | to | 31 Mar 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 |
|---|---|---|
| 26 BLACK BRAES BOULEVARD MERNDA VIC 3754 | $900,000 | 18-Feb-26 |
| 176 REGENT STREET MERNDA VIC 3754 | $920,000 | 11-Apr-26 |
| 69 GOULBURN STREET MERNDA VIC 3754 | $950,000 | 17-Mar-26 |

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: 27 April 2026

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**26 BLACK BRAES BOULEVARD MERNDA VIC 3754**

4 2 2

Sold Price **$900,000** Sold Date **18-Feb-26**

Distance **0.1km**



**176 REGENT STREET MERNDA VIC 3754**

4 2 3

Sold Price RS **$920,000** Sold Date **11-Apr-26**

Distance **1.51km**



**69 GOULBURN STREET MERNDA VIC 3754**

4 2 2

Sold Price RS **$950,000** Sold Date **17-Mar-26**

Distance **1.86km**

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

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