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	357 PASCHENDALE AVENUE, MERBEIN VIC 3505

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	$640,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$419,250	Property type	House	Suburb	Merbein
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 five kilometres of the property for sale in the last 18 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
314 THIRD STREET MERBEIN VIC 3505	$650,100	04-Oct-25
165 CHANNEL ROAD MERBEIN VIC 3505	$660,000	13-Feb-26
111 PASCHENDALE AVENUE YELTA VIC 3505	$650,000	12-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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Bec Marciano
P 0449535077
M 0449535077
E becmarciano@theagency.com.au



314 THIRD STREET MERBEIN VIC 3505

4 2 4

Sold Price **$650,100** Sold Date **04-Oct-25**

Distance **0.71km**



165 CHANNEL ROAD MERBEIN VIC 3505

3 2 1

Sold Price RS **$660,000** Sold Date **13-Feb-26**

Distance **4.29km**



111 PASCHENDALE AVENUE YELTA VIC 3505

3 1 4

Sold Price **$650,000** Sold Date **12-Jun-25**

Distance **2.59km**

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

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