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	13 Vittorio Road, Mernda Vic 3754

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $767,500 Property Type House Suburb Mernda

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 six 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
1	2 Dunedin St MERNDA 3754	$798,000	28/03/2026
2	6 Kernaghan Dr MERNDA 3754	$830,000	20/03/2026
3	22 Mollison Dr DOREEN 3754	$820,000	19/03/2026

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 six months.~~

This Statement of Information was prepared on: 03/06/2026 11:28

13 Vittorio Road, Mernda Vic 3754

JellisCraig



4 2 2

Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
March quarter 2026: $767,500

Comparable Properties



2 Dunedin St MERNDA 3754 (REI/VG)

4 2 2

Price: $798,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments



6 Kernaghan Dr MERNDA 3754 (REI/VG)

4 2 2

Price: $830,000
Method: Auction Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments



22 Mollison Dr DOREEN 3754 (REI/VG)

4 2 2

Price: $820,000
Method: Private Sale
Date: 19/03/2026
Property Type: House
Land Size: 448 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

REIV THE DIFFERENCE

propertydata .com.au

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