

# 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

8 Decameron Way, Mernda Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$720,000

### 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	23 Shearwater PI MERNDA 3754	\$720,000	17/04/2026
2	33 Mernda Village Dr MERNDA 3754	\$690,000	21/02/2026
3	27 Renaissance Blvd MERNDA 3754	\$680,000	04/02/2026

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:

27/05/2026 10:50



**Property Type:** House  
**Land Size:** 428 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$660,000 - \$720,000  
**Median House Price**  
 March quarter 2026: \$767,500

## Comparable Properties



**23 Shearwater PI MERNDA 3754 (REI)**

Agent Comments



**Price:** \$720,000  
**Method:** Sold Before Auction  
**Date:** 17/04/2026  
**Property Type:** House (Res)  
**Land Size:** 228 sqm approx



**33 Mernda Village Dr MERNDA 3754 (REI/VG)**

Agent Comments



**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**27 Renaissance Blvd MERNDA 3754 (REI/VG)**

Agent Comments



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 04/02/2026  
**Property Type:** House  
**Land Size:** 336 sqm approx

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133