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	15 Lupin Street, Mernda Vic 3754

Indicative selling price

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

Range between $770,000 & $820,000

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 Ducal Pwy MERNDA 3754	$780,000	17/06/2026
2	2 Dunedin St MERNDA 3754	$798,000	28/03/2026
3	6 Kernaghan Dr MERNDA 3754	$830,000	20/03/2026

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: 25/06/2026 12:09

15 Lupin Street, Mernda Vic 3754

JellisCraig

Elisha Hamment
03 9432 1444
0434 110 741
elishahamment@jelliscraig.com.au



4 2 2

Rooms: 6
Property Type: House
Land Size: 505 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $820,000
Median House Price
March quarter 2026: $767,500

Comparable Properties



2 Ducal Pwy MERNDA 3754 (REI)

4 2 2

Price: $780,000
Method: Sold Before Auction
Date: 17/06/2026
Property Type: House (Res)
Land Size: 539 sqm approx

Agent Comments



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

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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