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	12 Dalwhinnie Close, Mernda VIC 3754

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $742,500 Property Type House Suburb Mernda

Period - From 07/01/2026 to 06/07/2026 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
42 Plume Drive Mernda VIC	$675,000	30/04/2026
10 Kepler Street Mernda VIC	$680,000	28/02/2026
31 Stourhead Avenue Mernda VIC	$642,500	04/07/2026

This Statement of Information was prepared on: 07/07/2026