

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	250 Lerderderg Park Road Merrimu, 3340
---	--

Indicative selling price

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

Range between	\$2,200,000 & \$2,300,000
---------------	---------------------------

Median sale price

Median price	\$1,387,500	Property Type	ACERAGE	Suburb	MERRIMU VIC 3340
Period - From	01-Jun-2025	to	31-May-2026	Source	REA

Comparable property sales

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.

This statement of information was prepared on 26-Jun-2026 at 6:09:18 PM AEST