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	226 Lerderderg Park Road Merrimu, 3340

Indicative selling price

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

Range between	$2,600,000 & $2,750,000

Median sale price

Median price	$1,192,000	Property Type	RURAL	Suburb	MERRIMU
Period - From	01-Sep-2025	to	31-Dec-2025	Source	Price Finder

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 16-Jun-2026 at 3:44:11 PM AEST