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	11 Eldorado Loop, Mernda Vic 3754

Indicative selling price

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

Range between $730,000 & $760,000

Median sale price

Median price $749,950 Property Type House Suburb Mernda

Period - From 14/08/2025 to 13/08/2026 Source Property Data

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	69 Greig Dr MERNDA 3754	$720,000	30/06/2026
2	15 Balerno Way MERNDA 3754	$748,800	18/02/2026
3	33 Balerno Way MERNDA 3754	$737,500	14/02/2026

OR

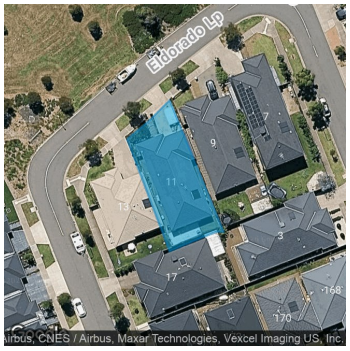
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/08/2026 14:04

11 Eldorado Loop, Mernda Vic 3754

JellisCraig

Kynan Mason
0436 820 702
kynanmason@jelliscraig.com.au



Property Type: Land
Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price
$730,000 - $760,000
Median House Price
14/08/2025 - 13/08/2026: $749,950

Comparable Properties



69 Greig Dr MERNDA 3754 (REI/VG)

3 2 2

Price: $720,000
Method: Private Sale
Date: 30/06/2026
Property Type: House
Land Size: 338 sqm approx

Agent Comments



15 Balerno Way MERNDA 3754 (REI/VG)

3 2 2

Price: $748,800
Method: Private Sale
Date: 18/02/2026
Property Type: House
Land Size: 350 sqm approx

Agent Comments



33 Balerno Way MERNDA 3754 (REI/VG)

3 2 2

Price: $737,500
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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