# 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<br>Including suburb and postcode | 10 Hodgson Rise, Mernda VIC 3754 |

## Indicative selling price

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

Range between $690,000 & $730,000

## Median sale price

Median price $705,000 Property Type House Suburb Mernda

Period - From 11/12/2024 to 11/06/2025 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 |
|---|---|---|
| 10 Connors Road Mernda VIC | $710,000 | 26/02/2025 |
| 38 Waterwheel Grove Mernda VIC | $717,500 | 16/05/2025 |
| 4 Pugh Street Mernda VIC | $730,000 | 03/05/2025 |

This Statement of Information was prepared on: 12/06/2025