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	42 Bedstraw Street, Mernda Vic 3754

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $726,500 Property Type House Suburb Mernda

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	97 Everard Rd MERNDA 3754	$605,000	19/06/2025
2	43 Southerly Dr MERNDA 3754	$639,000	12/04/2025
3	6 Messina St MERNDA 3754	$625,000	27/03/2025

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: 31/07/2025 10:07

42 Bedstraw Street, Mernda Vic 3754

JellisCraig

Karen Carlson
03 9432 1444
0417 414 490
karencarlson@jelliscraig.com.au



Property Type: Land
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median House Price
June quarter 2025: $726,500

Comparable Properties



97 Everard Rd MERNDA 3754 (REI)

3 2 1

Price: $605,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 212 sqm approx

Agent Comments



43 Southerly Dr MERNDA 3754 (REI/VG)

3 2 1

Price: $639,000
Method: Private Sale
Date: 12/04/2025
Property Type: House
Land Size: 294 sqm approx

Agent Comments



6 Messina St MERNDA 3754 (REI/VG)

3 2 1

Price: $625,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 291 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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