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	10 Rowell Drive, Mernda VIC 3754

Indicative selling price

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

Range between $920,000 & $1,012,000

Median sale price

Median price $710,000 Property Type House Suburb Mernda

Period - From 07/03/2025 to 07/09/2025 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
9 Pasture Crescent Mernda VIC	$920,000	07/04/2025
8 Strachan Rise Mernda VIC	$940,000	30/07/2025
30 Neptune Terrace Mernda	$1,005,000	26/07/2025

This Statement of Information was prepared on: 08/09/2025