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 Falkirk Drive, Mernda Vic 3754

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $730,000 Property Type House Suburb Mernda

Period - From 29/10/2024 to 28/10/2025 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	91 Everard Rd MERNDA 3754	$660,000	18/10/2025
2	16 Bedstraw St MERNDA 3754	$664,000	03/10/2025
3	4 Oatmeal Way MERNDA 3754	$676,000	16/08/2025

OR

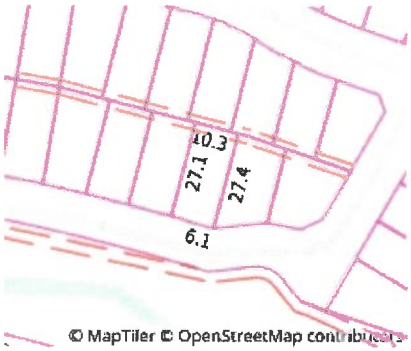
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 29/10/2025 09:23

10 Falkirk Drive, Mernda Vic 3754

JellisCraig

Tony McDougall
9718 2222
0408 305 463
tonymcdougall@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median House Price
29/10/2024 - 28/10/2025: $730,000

Comparable Properties



91 Everard Rd MERNDA 3754 (REI)
3 2 2

Price: $660,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 294 sqm approx

Agent Comments



16 Bedstraw St MERNDA 3754 (REI)
3 2 2

Price: $664,000
Method: Private Sale
Date: 03/10/2025
Property Type: House
Land Size: 400 sqm approx

Agent Comments



4 Oatmeal Way MERNDA 3754 (REI/VG)
3 2 2

Price: $676,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House
Land Size: 350 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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