

## 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

20 BLAIMORE WAY MERNDA VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Mernda

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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 6 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

8 MASSA DRIVE MERNDA VIC 3754	\$650,000	14-May-26
17 MUIR WAY MERNDA VIC 3754	\$640,000	16-Feb-26
33 GRAFTON STREET MERNDA VIC 3754	\$640,000	10-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 27 May 2026



**8 MASSA DRIVE MERNDA VIC 3754** Sold Price <sup>RS</sup> **\$650,000** Sold Date **14-May-26**

3 2 1

Distance **0.64km**



**17 MUIR WAY MERNDA VIC 3754** Sold Price **\$640,000** Sold Date **16-Feb-26**

3 2 1

Distance **1.19km**



**33 GRAFTON STREET MERNDA VIC 3754** Sold Price Sold Date **10-Feb-26**

3 2 1

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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