

## 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

21 WILKINSON STREET MERNDA VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$705,000

Property type

House

Suburb

Mernda

Period-from

01 Jul 2024

to

30 Jun 2025

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 11 SCUFFAM STREET MERNDA VIC 3754  | \$660,000 | 16-May-25 |
| 15 CAVENDER STREET MERNDA VIC 3754 | \$648,000 | 12-Apr-25 |
| 11 SOUTHERLY DRIVE MERNDA VIC 3754 | \$640,000 | 22-Jul-25 |

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.~~

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**11 SCUFFAM STREET MERNDA VIC 3754**

Sold Price

**\$660,000**

Sold Date

**16-May-25**

 3  2  2

Distance

**0.13km**



**15 CAVENDER STREET MERNDA VIC 3754**

Sold Price

**\$648,000**

Sold Date

**12-Apr-25**

 3  2  2

Distance

**0.36km**



**11 SOUTHERLY DRIVE MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**22-Jul-25**

 3  2  2

Distance

**0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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