

## 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

44 BRANDYBUCK LANE 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

\$729,500

or range  
between

&

### 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

Corelogic

### 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

30 PARTYTREE WAY MERNDA VIC 3754	\$730,000	05-Jun-25
14 BAYVIEW CIRCUIT MERNDA VIC 3754	\$727,500	18-Jun-25
2 PARTYTREE WAY MERNDA VIC 3754	\$710,000	11-Jun-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.~~

This Statement of Information was prepared on: 21 July 2025



**30 PARTYTREE WAY MERNDA VIC 3754**

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**05-Jun-25**



4



2



2

Distance

**0.25km**



**14 BAYVIEW CIRCUIT MERNDA VIC 3754**

Sold Price

<sup>RS</sup>

**\$727,500**

Sold Date

**18-Jun-25**



4



2



2

Distance

**0.41km**



**2 PARTYTREE WAY MERNDA VIC 3754**

Sold Price

<sup>RS</sup>

**\$710,000**

Sold Date

**11-Jun-25**



4



2



2

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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