

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

72 Schotters Road Mernda, Vic 3754

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

780000

Property type

House

Suburb

Mernda

Period-from

3/4/2026

to

30/9/2026

Source

Realestate.com.au

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

476 Masons Road Mernda, Vic 3754	\$950,000	27 May 2026
5 Yoemans Drive Mernda, Vic 3754	\$955,000	24 Sept 2026