

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

4 OAKWOOD STREET 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Land

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

7 SCOTTSDALE ROAD MERNDA VIC 3754	\$465,000	29-May-25
18 ST BOSWELLS STREET MERNDA VIC 3754	\$480,000	15-Dec-25
22 ST BOSWELLS STREET MERNDA VIC 3754	\$455,000	27-Nov-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 May 2026



**7 SCOTTSDALE ROAD MERNDA
VIC 3754**

Sold Price **\$465,000** Sold Date **29-May-25**

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Distance **2.25km**



**18 ST BOSWELLS STREET MERNDA
VIC 3754**

Sold Price **\$480,000** Sold Date **15-Dec-25**

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Distance **2.28km**



**22 ST BOSWELLS STREET MERNDA
VIC 3754**

Sold Price **\$455,000** Sold Date **27-Nov-25**

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Distance **2.31km**

RS = Recent sale

UN = Undisclosed Sale

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