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 REYNOLDS CIRCUIT 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	$820,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$749,375	Property type	House	Suburb	Mernda
Period-from	01 Sep 2025	to	31 Aug 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
13 GIDDENS ROAD MERNDA VIC 3754	$820,000	02-Sep-26
44 BOYCE BOULEVARD MERNDA VIC 3754	$820,000	10-Aug-26
8 BIDGEE RISE MERNDA VIC 3754	$820,000	13-May-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: 24 September 2026

CONSUMER AFFAIRS VICTORIA

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13 GIDDENS ROAD MERNDA VIC 3754

4 2 2

Sold Price RS **$820,000** Sold Date **02-Sep-26**

Distance **0.69km**

44 BOYCE BOULEVARD MERNDA VIC 3754

4 2 2

Sold Price Sold Date **10-Aug-26**

Distance **1.26km**

8 BIDGEE RISE MERNDA VIC 3754

3 2 2

Sold Price **$820,000** Sold Date **13-May-26**

Distance **1.41km**

RS = Recent sale **UN** = Undisclosed Sale

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