

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 Boyce Boulevard, Mernda VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$895,000

Median sale price

Median price

\$745,500

Property Type

House

Suburb

Mernda

Period - From

12/01/2026

to

12/07/2026

Source

price_finder

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
48 Boyce Boulevard Mernda VIC	\$895,000	02/05/2026
26 Black Braes Boulevard Mernda VIC	\$900,000	18/02/2026
5 Greenside Way Mernda VIC	\$875,000	19/02/2026

This Statement of Information was prepared on:

13/07/2026