

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/51-53 Merlin Crescent, Corio VIC 3214

Indicative selling price

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

Range between

\$240,000

&

\$260,000

Median sale price

Median price

\$420,000

Property Type

Unit

Suburb

Corio

Period - From

01/01/2025

to

31/03/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale

This Statement of Information was prepared on:

01/04/2026