

## 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

5 PLANTATION AVENUE MERNDA VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mernda

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

5 MONARCH AVENUE MERNDA VIC 3754	\$670,000	19-Mar-25
103 WELLINGTON STREET MERNDA VIC 3754	\$695,000	09-Apr-25
21 UMBRIA ROAD MERNDA VIC 3754	\$701,000	21-Dec-24

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: 30 May 2025



**5 MONARCH AVENUE MERNDA VIC 3754**

Sold Price **\$670,000** Sold Date **19-Mar-25**

4 2 2

Distance **0.31km**

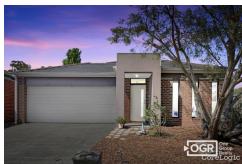


**103 WELLINGTON STREET MERNDA VIC 3754**

Sold Price **\$695,000** Sold Date **09-Apr-25**

4 2 2

Distance **0.27km**



**21 UMBRIA ROAD MERNDA VIC 3754**

Sold Price **\$701,000** Sold Date **21-Dec-24**

4 2 2

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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