

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

6 CROPLEY TERRACE 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

\$860,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,250

Property type

House

Suburb

Mernda

Period-from

01 Mar 2025

to

28 Feb 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

5 GREENSIDE WAY MERNDA VIC 3754	\$875,000	19-Feb-26
26 ALEMAN GREEN MERNDA VIC 3754	\$930,000	18-Nov-25
61 GALLOWAY DRIVE MERNDA VIC 3754	\$860,000	21-Oct-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: 23 March 2026



5 GREENSIDE WAY MERNDA VIC 3754

Sold Price

RS

\$875,000

Sold Date

19-Feb-26



4



2



2

Distance

1.01km



26 ALEMAN GREEN MERNDA VIC 3754

Sold Price

\$930,000

Sold Date

18-Nov-25



4



2



2

Distance

0.67km



61 GALLOWAY DRIVE MERNDA VIC 3754

Sold Price

\$860,000

Sold Date

21-Oct-25



4



2



2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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