

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

82 Waterview Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$767,500 Property Type House Suburb Mernda

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Ducal Pwy MERNDA 3754	\$780,000	17/06/2026
2	21 Cortona Grng MERNDA 3754	\$760,000	15/06/2026
3	25 Brinkhill Dr MERNDA 3754	\$780,000	05/05/2026

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 six months.~~

This Statement of Information was prepared on:

02/07/2026 09:27

Daniel Cobern

03 9432 1444

0432 501 099

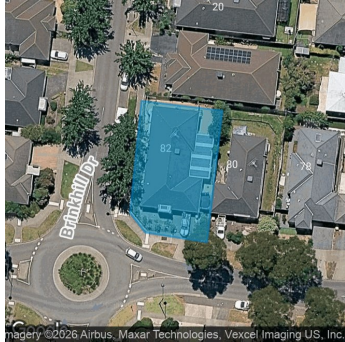
danielcobern@jellisrcraig.com.au

Indicative Selling Price

\$720,000 - \$780,000

Median House Price

March quarter 2026: \$767,500



Property Type: House (Previously Occupied - Detached)

Land Size: 532 sqm approx

Agent Comments

Comparable Properties



2 Ducal Pwy MERNDA 3754 (REI)

Agent Comments



Price: \$780,000

Method: Sold Before Auction

Date: 17/06/2026

Property Type: House (Res)

Land Size: 539 sqm approx



21 Cortona Grng MERNDA 3754 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 15/06/2026

Property Type: House (Res)

Land Size: 448 sqm approx



25 Brinkhill Dr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 05/05/2026

Property Type: House

Land Size: 544 sqm approx

Account - Jellis Craig | P: 03 94321444