

## 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

6 MERLOT STREET WAURN PONDS VIC 3216

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$787,500

Property type

House

Suburb

Waurnd Ponds

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

38 SHIRAZ DRIVE WAURN PONDS VIC 3216	\$820,000	20-Mar-26
14 BORDEAUX DRIVE WAURN PONDS VIC 3216	\$805,000	11-Nov-25
17 MALBEC LOOP WAURN PONDS VIC 3216	\$790,000	05-Dec-25

OR

**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 18 months.~~

This Statement of Information was prepared on: 20 May 2026

Luen Ford

M 0479 181 855

E luenf@comptongreen.com.au



**38 SHIRAZ DRIVE WAURN PONDS  
VIC 3216**

Sold Price

**\$820,000**

Sold Date

**20-Mar-26**

4 2 2

Distance

**0.16km**



**14 BORDEAUX DRIVE WAURN  
PONDS VIC 3216**

Sold Price

**\$805,000**

Sold Date

**11-Nov-25**

4 2 2

Distance

**0.35km**



**17 MALBEC LOOP WAURN PONDS  
VIC 3216**

Sold Price

**\$790,000**

Sold Date

**05-Dec-25**

3 2 2

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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