

# 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

32 Melliodora Drive, Mernda, Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$729,000

### Median sale price

Median price

\$780,200

Property type

House

Suburb

Mernda

Period - From

01/02/2026

to

30/04/2026

Source



PropTrack

### 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
7 Uccello Way, Mernda, VIC 3754	\$720,000	21/03/2026
9 Livestock Street, Mernda, VIC 3754	\$705,000	01/05/2026
6 Monarch Avenue, Mernda, VIC 3754	\$720,000	05/02/2026

**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: 11/05/2026