

## 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

20 PEARSON ROAD MERNDA VIC 3754

### 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

\$769,000

&

\$845,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Mernda

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 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 7 KEPLER STREET MERNDA VIC 3754  | \$780,000 | 21-Mar-26 |
| 28 DUCAL PARKWAY MERNDA VIC 3754 | \$800,000 | 07-Feb-26 |
| 2 EYEBRIGHT ROAD MERNDA VIC 3754 | \$820,000 | 12-Mar-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: 04 May 2026



**7 KEPLER STREET MERNDA VIC 3754**

4 2 2

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date **21-Mar-26**

Distance **0.21km**



**28 DUCAL PARKWAY MERNDA VIC 3754**

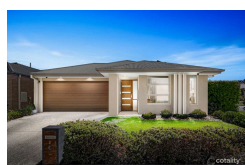
4 2 2

Sold Price

**\$800,000**

Sold Date **07-Feb-26**

Distance **1.09km**



**2 EYEBRIGHT ROAD MERNDA VIC 3754**

4 2 2

Sold Price

**\$820,000**

Sold Date **12-Mar-25**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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