

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

77 PEARSON ROAD 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

House

Suburb

Mernda

Period-from

01 Jan 2025

to

31 Dec 2025

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

| | | |
|--------------------------------|-----------|-----------|
| 3 RAMICORN WAY MERNDA VIC 3754 | \$800,000 | 04-Dec-25 |
| 15 ARALIA WAY MERNDA VIC 3754 | \$801,000 | 14-Jun-25 |
| 9 GIDDENS ROAD MERNDA VIC 3754 | \$795,000 | 22-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: 13 January 2026

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3 RAMICORN WAY MERNDA VIC 3754

Sold Price

^{RS} **\$800,000**

Sold Date **04-Dec-25**

 4  2  2

Distance **1.19km**



15 ARALIA WAY MERNDA VIC 3754

Sold Price

\$801,000

Sold Date **14-Jun-25**

 4  2  2

Distance **1.96km**



9 GIDDENS ROAD MERNDA VIC 3754

Sold Price

\$795,000

Sold Date **22-Mar-25**

 4  2  2

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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