

## 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

7 PALM COURT MERBEIN VIC 3505

### 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

\$699,000

&

\$747,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Merbein

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

26 MURRAYVIEW COURT MERBEIN VIC 3505	\$737,000	24-Dec-25
229 RIVER AVENUE MERBEIN VIC 3505	\$720,000	03-Sep-25
66 REGINA AVENUE CABARITA VIC 3505	\$700,000	02-Apr-26

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.~~

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**26 MURRAYVIEW COURT MERBEIN VIC 3505** Sold Price **\$737,000** Sold Date **24-Dec-25**

4 2 2

Distance **0.66km**



**229 RIVER AVENUE MERBEIN VIC 3505** Sold Price **\$720,000** Sold Date **03-Sep-25**

4 2 2

Distance **1.8km**



**66 REGINA AVENUE CABARITA VIC 3505** Sold Price **\$700,000** Sold Date **02-Apr-26**

4 2 2

Distance **3.39km**

RS = Recent sale      UN = Undisclosed Sale

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