

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

12 BOX STREET MERBEIN VIC 3505

Indicative selling price

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

Single Price

or range
between

\$329,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Merbein

Period-from

01 Oct 2024

to

30 Sep 2025

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

3 SURGEY STREET MERBEIN VIC 3505	\$346,250	12-Jun-25
20 COMMERCIAL STREET MERBEIN VIC 3505	\$330,000	19-Aug-25
193 COMMERCIAL STREET MERBEIN VIC 3505	\$345,000	31-Jul-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: 27 October 2025

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3 SURGEY STREET MERBEIN VIC 3505

 3
  1
  1

Sold Price

\$346,250

Sold Date

12-Jun-25

Distance

0.05km



20 COMMERCIAL STREET MERBEIN VIC 3505

 3
  1
  2

Sold Price

\$330,000

Sold Date

19-Aug-25

Distance

0.24km



193 COMMERCIAL STREET MERBEIN VIC 3505

 3
  1
  1

Sold Price

\$345,000

Sold Date

31-Jul-25

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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