

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 4 Cupper Grove, Merbein, VIC 3505

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$559,000

&

\$599,000

Median sale price

Median price

\$444,877

Property Type

House

Suburb

Merbein (3505)

Period - From

01/09/2025

to

01/09/2026

Source

Price Finder

Comparable property sales

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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
5 REILLY STREET, MERBEIN VIC 3505	\$580,000	17/07/2026
52 MAIN AVENUE, MERBEIN VIC 3505	\$600,000	06/05/2026
45 BOX STREET, MERBEIN VIC 3505	\$600,000	09/04/2026

This Statement of Information was prepared on: 01/09/2026