

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

7 Merebin Court, Merbein, VIC 3505

Indicative selling price

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

Price Range

\$499,000

&

\$529,000

Median sale price

Median price

\$439,755

Property Type

House

Suburb

Merbein (3505)

Period - From

16/09/2025

to

16/09/2026

Source

Pricefinder

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
9 SMITH STREET, MERBEIN VIC 3505	\$500,000	17/04/2026
63 BOX STREET, MERBEIN VIC 3505	\$501,000	13/04/2026
23 CHANNEL ROAD, MERBEIN VIC 3505	\$516,020	03/03/2026

This Statement of Information was prepared on: 16/09/2026