

## 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 53 Parkwood Road, Mernda Vic 3754  
Including suburb and postcode

#### Indicative selling price

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

Range between \$600,000 & \$660,000

#### Median sale price

Median price \$410,000 Property Type Vacant land Suburb Mernda  
Period - From 19/01/2025 to 18/01/2026 Source Property Data

#### 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 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
1	23 Kanooka Av SOUTH MORANG 3752	\$750,000	18/12/2025
2	14 Observer Tce MERNDA 3754	\$655,000	07/10/2025
3	44 William St MERNDA 3754	\$611,000	19/09/2025

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 six months.~~

This Statement of Information was prepared on:

19/01/2026 15:16



**Property Type:** Land  
**Land Size:** 1100 sqm approx

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Land Price**

19/01/2025 - 18/01/2026: \$410,000

## Comparable Properties



**23 Kanooka Av SOUTH MORANG 3752 (REI)**



**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 18/12/2025  
**Property Type:** Land (Res)  
**Land Size:** 1000 sqm approx

Agent Comments



**14 Observer Tce MERNDA 3754 (REI/VG)**



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 07/10/2025  
**Property Type:** Land  
**Land Size:** 624 sqm approx

Agent Comments



**44 William St MERNDA 3754 (REI/VG)**



**Price:** \$611,000  
**Method:** Private Sale  
**Date:** 19/09/2025  
**Property Type:** Land  
**Land Size:** 629.50 sqm approx

Agent Comments

Account - Ray White Eltham | P: 03 9431 3425