

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 \$650,000 & \$700,000

Median sale price

Median price \$410,000 Property Type Vacant land Suburb Mernda
Period - From 24/01/2025 to 23/01/2026 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:

24/01/2026 09:23



Indicative Selling Price

\$650,000 - \$700,000

Median Land Price

24/01/2025 - 23/01/2026: \$410,000

Property Type: Land

Land Size: 1100 sqm approx

Agent Comments

Comparable Properties



23 Kanooka Av SOUTH MORANG 3752 (REI)



Agent Comments

Price: \$750,000

Method: Auction Sale

Date: 18/12/2025

Property Type: Land (Res)

Land Size: 1000 sqm approx



14 Observer Tce MERNDA 3754 (REI/VG)



Agent Comments

Price: \$655,000

Method: Private Sale

Date: 07/10/2025

Property Type: Land

Land Size: 624 sqm approx



44 William St MERNDA 3754 (REI/VG)



Agent Comments

Price: \$611,000

Method: Private Sale

Date: 19/09/2025

Property Type: Land

Land Size: 629.50 sqm approx

Account - Ray White Eltham | P: 03 9431 3425