Statement of Information
Singleresidentialproperty located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	104-110 Schotters Road, Mernda, Vic 3754

Indicative selling price

Forthemeaningof thispricesee consumer.vic.gov.au/underquoting

range between $250,000 & $275,000

Median sale price

Median price $440,000 Property type *Unit* Suburb Mernda

Period - From 01/01/2026 to 31/03/2026 Source PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* ~~These arethe threepropertiessoldwithintwokilometresof theproperty 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	$	
2	$	
3	$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 20/02/2026