

# 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

20 Mowbray Street, Mernda, Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$750,000

&

\$785,000

### Median sale price

Median price

\$736,900

Property type

House

Suburb

Mernda

Period - From

01/05/2025

to

30/04/2026

Source



PropTrack

### 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
25 Brinkhill Drive, Mernda, VIC 3754	\$780,000	05/05/2026
120 Riverdale Boulevard, Mernda, VIC 3754	\$797,500	28/04/2026
10 Mintbush Grange, Mernda, VIC 3754	\$780,000	07/03/2026

**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: 25/05/2026