

# 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 5 Iceberg Drive, 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 \$620,000 & \$670,000

### Median sale price

Median price \$747,000 Property Type House Suburb Mernda

Period - From 01/07/2025 to 30/06/2026 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	20 Blaimore Way MERNDA 3754	\$650,000	04/06/2026
2	11 Rayfield Rd MERNDA 3754	\$643,000	27/05/2026
3	8 Massa Dr MERNDA 3754	\$650,000	07/05/2026

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: 01/07/2026 14:07



3 2 1

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 212 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$620,000 - \$670,000  
**Median House Price**  
01/07/2025 - 30/06/2026: \$747,000

## Comparable Properties



**20 Blaimore Way MERNDA 3754 (REI)**

[Agent Comments](#)

3 2 1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 04/06/2026  
**Property Type:** House  
**Land Size:** 263 sqm approx



**11 Rayfield Rd MERNDA 3754 (REI)**

[Agent Comments](#)

3 2 1

**Price:** \$643,000  
**Method:** Private Sale  
**Date:** 27/05/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 315 sqm approx



**8 Massa Dr MERNDA 3754 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 07/05/2026  
**Property Type:** House (Res)  
**Land Size:** 297 sqm approx

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