

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

24 ROWELL DRIVE MERNDA VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Mernda

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

| | | |
|---------------------------------|-------------|-----------|
| 8 YOEMANS DRIVE MERNDA VIC 3754 | \$837,000 | 12-Nov-24 |
| 10 ROWELL DRIVE MERNDA VIC 3754 | \$1,125,000 | 17-Sep-25 |
| 17 ROWELL DRIVE MERNDA VIC 3754 | \$790,000 | 30-Oct-24 |

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 6 months.~~

This Statement of Information was prepared on: 16 April 2026



8 YOEMANS DRIVE MERNDA VIC 3754

 4  2  2

Sold Price

\$837,000

Sold Date **12-Nov-24**

Distance **0.06km**



10 ROWELL DRIVE MERNDA VIC 3754

 5  2  2

Sold Price

\$1,125,000

Sold Date **17-Sep-25**

Distance **0.07km**



17 ROWELL DRIVE MERNDA VIC 3754

 4  2  2

Sold Price

\$790,000

Sold Date **30-Oct-24**

Distance **0.08km**



12 YOEMANS DRIVE MERNDA VIC 3754

 4  2  2

Sold Price

\$728,000

Sold Date **31-Jan-26**

Distance **0.09km**



6 PITTAWAY STREET MERNDA VIC 3754

 4  2  2

Sold Price

\$711,000

Sold Date **16-Jun-25**

Distance **0.11km**



19 GREIG DRIVE MERNDA VIC 3754

 4  2  2

Sold Price

^{RS} **\$900,000**

Sold Date **31-Mar-26**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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3 PERRY STREET MERNDA VIC 3754

 3  2  2

Sold Price

\$891,000

Sold Date **04-Nov-24**

Distance **0.17km**



19 SKEETER DRIVE MERNDA VIC 3754

 3  2  1

Sold Price

\$606,000

Sold Date **11-Oct-25**

Distance **0.19km**



3 MILLICENT COURT MERNDA VIC 3754

 4  2  2

Sold Price

\$865,500

Sold Date **08-Nov-25**

Distance **0.22km**



9 HARRISON STREET MERNDA VIC 3754

 4  2  2

Sold Price

\$941,735

Sold Date **19-Nov-25**

Distance **0.22km**



29 GREIG DRIVE MERNDA VIC 3754

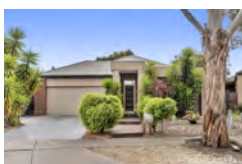
 4  2  2

Sold Price

\$780,000

Sold Date **21-Nov-24**

Distance **0.22km**



31 GREIG DRIVE MERNDA VIC 3754

 3  2  2

Sold Price

\$924,500

Sold Date **22-Nov-25**

Distance **0.24km**

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UN = Undisclosed Sale

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7 BEALE STREET MERNDA VIC 3754

 4  2  2

Sold Price

\$806,000

Sold Date

05-Jul-25

Distance

0.25km



16 BRAHE DRIVE MERNDA VIC 3754

 4  2  2

Sold Price

\$840,000

Sold Date

18-Oct-25

Distance

0.27km



22 JUPITER AVENUE MERNDA VIC 3754

 3  2  2

Sold Price

\$800,000

Sold Date

21-Dec-24

Distance

0.28km



18 SKEETER DRIVE MERNDA VIC 3754

 3  2  2

Sold Price

\$830,500

Sold Date

14-Jun-25

Distance

0.28km



6 KERNAGHAN DRIVE MERNDA VIC 3754

 4  2  2

Sold Price

^{RS} **\$830,000**

Sold Date

21-Mar-26

Distance

0.31km



8 KERNAGHAN DRIVE MERNDA VIC 3754

 4  2  2

Sold Price

\$760,000

Sold Date

05-Apr-25

Distance

0.31km

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29 PERRY STREET MERNDA VIC 3754

 5  3  2

Sold Price **\$1,000,000** Sold Date **26-Jun-25**

Distance **0.32km**



120 MERNDA VILLAGE DRIVE MERNDA VIC 3754

 4  2  2

Sold Price **\$950,000** Sold Date **06-Oct-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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