

# 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 108 Bay View Road, Merricks Beach Vic 3926

### Indicative selling price

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

Range between \$2,800,000 & \$2,980,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Merricks Beach

Period - From 20/02/2025 to 19/02/2026 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	16 Fauconshawe St BALNARRING BEACH 3926	\$2,100,000	21/01/2026
2	30 Fauconshawe St BALNARRING BEACH 3926	\$2,050,000	17/10/2025
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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: 20/02/2026 15:50



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1054 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,800,000 - \$2,980,000  
**Median House Price**  
20/02/2025 - 19/02/2026: \$1,300,000

## Comparable Properties



**16 Fauconshaw St BALNARRING BEACH 3926 (REI)**

Agent Comments



**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 21/01/2026  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



**30 Fauconshaw St BALNARRING BEACH 3926 (REI/VG)**

Agent Comments



**Price:** \$2,050,000  
**Method:** Private Sale  
**Date:** 17/10/2025  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx

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.