

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

190 Nerrina Road, Nerrina Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$395,000

Median sale price

Median price

\$330,000

Property Type

Vacant land

Suburb

Nerrina

Period - From

15/12/2024

to

14/12/2025

Source

Property Data

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	832c Chisholm St BLACK HILL 3350	\$389,000	22/09/2025
2	26 Divot Cirt INVERMAY PARK 3350	\$430,000	29/08/2025
3	28 Divot Cirt INVERMAY PARK 3350	\$430,000	28/08/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/12/2025 15:55



Property Type: Land
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$395,000
Median Land Price
15/12/2024 - 14/12/2025: \$330,000

Comparable Properties



832c Chisholm St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$389,000
Method: Private Sale
Date: 22/09/2025
Property Type: Land
Land Size: 796 sqm approx

26 Divot Cirt INVERMAY PARK 3350 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 29/08/2025
Property Type: Land
Land Size: 794 sqm approx

28 Divot Cirt INVERMAY PARK 3350 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 28/08/2025
Property Type: Land
Land Size: 805 sqm approx

