

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

193 Nerrina Road, Nerrina Vic 3350

Indicative selling price

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

Range between \$720,000 & \$730,000

Median sale price

Median price \$847,500 Property Type House Suburb Nerrina

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	2 Highview Ct BLACK HILL 3350	\$715,000	16/04/2026
2	19 St Mirren Dr NERRINA 3350	\$730,000	31/03/2026
3	3 Casey Ct BLACK HILL 3350	\$735,000	26/02/2026

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:

04/06/2026 15:55



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Property Type: House
Land Size: 749 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$730,000
Median House Price
 Year ending March 2026: \$847,500

Comparable Properties



2 Highview Ct BLACK HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$715,000
Method: Private Sale
Date: 16/04/2026
Property Type: House
Land Size: 833 sqm approx



19 St Mirren Dr NERRINA 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$730,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 640 sqm approx



3 Casey Ct BLACK HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$735,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 955 sqm approx

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