

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

Range between \$345,000 & \$360,000

Median sale price

Median price \$301,250 Property Type Vacant land Suburb Nerrina

Period - From 13/03/2025 to 12/03/2026 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	21 Marbles Cr BALLARAT EAST 3350	\$400,000	30/05/2025
3	34 Ryan St BROWN HILL 3350	\$431,500	17/01/2025

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: 13/03/2026 11:50



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

Indicative Selling Price
 \$345,000 - \$360,000
Median Land Price
 13/03/2025 - 12/03/2026: \$301,250

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

21 Marbles Cr BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 30/05/2025
Property Type: Land
Land Size: 574 sqm approx

34 Ryan St BROWN HILL 3350 (VG)

Agent Comments



Price: \$431,500
Method: Sale
Date: 17/01/2025
Property Type: Land
Land Size: 881 sqm approx

Account - Fletchers | P: 03 5333 4797