

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

13 Arapiles Street, Nerrina Vic 3350

Indicative selling price

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

Range between \$600,000

&

\$645,000

Median sale price

Median price \$820,000

Property Type House

Suburb Nerrina

Period - From 20/05/2025

to

19/05/2026

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 eighteen 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	11 Hearn Rd BROWN HILL 3350	\$600,000	02/12/2024
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

20/05/2026 10:09



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Property Type: House
Land Size: 2554 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$645,000
Median House Price
20/05/2025 - 19/05/2026: \$820,000

Comparable Properties



11 Hearn Rd BROWN HILL 3350 (REI/VG)

Agent Comments

3 1 4

Price: \$600,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 2224 sqm approx

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 eighteen months.