

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 and
postcode

2056 MAIN NEERIM ROAD NEERIM SOUTH VIC 3831

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$839,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Other

Suburb

Neerim South

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

6 SHIRLEY ROAD NEERIM SOUTH VIC 3831	\$830,000	21-Jun-25
24 MCDOUGAL ROAD NEERIM SOUTH VIC 3831	\$850,000	20-Feb-26
225 LILLICO ROAD LILLICO VIC 3820	\$850,000	19-Dec-25

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 September 2026


**6 SHIRLEY ROAD NEERIM SOUTH
VIC 3831**

 3
  2
  2

Sold Price

\$830,000

Sold Date

21-Jun-25

Distance

1.71km

**24 MCDOUGAL ROAD NEERIM
SOUTH VIC 3831**

 4
  2
  4

Sold Price

\$850,000

Sold Date

20-Feb-26

Distance

1.78km

**225 LILlico ROAD LILlico VIC
3820**

 3
  1
  4

Sold Price

Sold Date

19-Dec-25

Distance

13.77km

RS = Recent sale

UN = Undisclosed Sale

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