

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

32 Hill Crest Road, Nerrina Vic 3350

Indicative selling price

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

Range between \$595,000 & \$615,000

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	13 Arapiles St NERRINA 3350	\$590,000	06/06/2026
2	503 Nicholson St BLACK HILL 3350	\$590,000	04/05/2026
3	1200 Havelock St BALLARAT NORTH 3350	\$610,000	16/03/2026

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:

23/06/2026 10:09



3
 1
 2

Property Type: House
Land Size: 834 sqm approx
Agent Comments

Indicative Selling Price
 \$595,000 - \$615,000
Median House Price
 Year ending March 2026: \$847,500

Comparable Properties



13 Arapiles St NERRINA 3350 (REI)

Agent Comments

3
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 1

Price: \$590,000
Method: Private Sale
Date: 06/06/2026
Property Type: House
Land Size: 2554 sqm approx



503 Nicholson St BLACK HILL 3350 (REI/VG)

Agent Comments

3
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 2

Price: \$590,000
Method: Private Sale
Date: 04/05/2026
Property Type: House
Land Size: 1008 sqm approx



1200 Havelock St BALLARAT NORTH 3350 (VG)

Agent Comments

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Price: \$610,000
Method: Sale
Date: 16/03/2026
Property Type: House (Res)
Land Size: 723 sqm approx

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