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: 13 Shirley Road, Neerim South Vic 3831

Indicative selling price

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

Single price: $760,000 - $790,000

Median sale price

Median price: $697,500 | Property type: *House* | Suburb: Neerim South

Period - From: 01/08/2024 to: 31/07/2025 | Source: realestate.com.au

Comparable property sales

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
24 Burton Court, Neerim South Vic 3831	$720,000	01/08/2025
6 Shirley Road, Neerim South Vic 3831	$830,000	10/07/2025
32 Shirley Road, Neerim South Vic 3831	$810,000	15/07/2024

This Statement of Information was prepared on: 21/08/2025