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	228 Nerrina Road, Nerrina Vic 3350

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $803,000 Property Type House Suburb Nerrina

Period - From 01/01/2025 to 31/12/2025 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	2 Botanic Dr BALLARAT NORTH 3350	$1,100,000	06/11/2025
2	37 Waranga St NERRINA 3350	$960,000	02/06/2025
3	9 Woodside Ct BALLARAT NORTH 3350	$1,010,000	23/12/2024

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: 13/01/2026 16:04

228 Nerrina Road, Nerrina Vic 3350

JellisCraig



4 2 2

Property Type: House
Land Size: 1070 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending December 2025: $803,000

Comparable Properties



2 Botanic Dr BALLARAT NORTH 3350 (VG)

4 - -

Price: $1,100,000
Method: Sale
Date: 06/11/2025
Property Type: House (Res)
Land Size: 1068 sqm approx

Agent Comments



37 Waranga St NERRINA 3350 (REI/VG)

3 2 4

Price: $960,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 1047 sqm approx

Agent Comments



9 Woodside Ct BALLARAT NORTH 3350 (VG)

4 - -

Price: $1,010,000
Method: Sale
Date: 23/12/2024
Property Type: House (Res)
Land Size: 2496 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.