

# 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 342 Jindivick Neerim South Road, Neerim South Vic 3831

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,090,000 - \$1,199,000

### Median sale price

Median price \$687,500

Property type House

Suburb Neerim South

Period - From 01/05/2024

to

30/04/2025

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
86 Kelliher Road, Neerim South Vic 3831	\$1,025,000	30/04/2025
18 – 20 Jindivick-Neerim South Road, Neerim South Vic 3831	\$960,000	30/08/2024
73 Kelliher Road, Neerim South Vic 3831	\$1,100,000	27/02/2024

This Statement of Information was prepared on: 16/06/2025