

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

16 ARAPILES STREET NERRINA VIC 3350

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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,500

Property type

House

Suburb

Nerrina

Period-from

01 Apr 2025

to

31 Mar 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

9 LAKE VIEW COURT BALLARAT NORTH VIC 3350	\$665,000	01-Dec-25
107 DOODTS ROAD BALLARAT NORTH VIC 3350	\$660,000	29-Jul-25
2/150 MOOLA STREET BALLARAT NORTH VIC 3350	\$635,000	09-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: 07 April 2026



**9 LAKE VIEW COURT BALLARAT
NORTH VIC 3350**

3 2 2

Sold Price **\$665,000** Sold Date **01-Dec-25**

Distance **1.07km**



**107 DOODTS ROAD BALLARAT
NORTH VIC 3350**

3 2 2

Sold Price **\$660,000** Sold Date **29-Jul-25**

Distance **0.71km**



**2/150 MOOLA STREET BALLARAT
NORTH VIC 3350**

3 2 2

Sold Price ^{RS} **\$635,000** Sold Date **09-Dec-25**

Distance **0.94km**



**312 SIMPSON STREET BALLARAT
NORTH VIC 3350**

3 1 1

Sold Price **\$635,000** Sold Date **19-Sep-25**

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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