

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

317 YARRABY ROAD NYAH WEST VIC 3595

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$297,500

Property type

Farm

Suburb

Nyah West

Period-from

01 May 2025

to

30 Apr 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

2860 MURRAY VALLEY HIGHWAY NYAH VIC 3594	\$200,000	13-Jan-26
2926 MURRAY VALLEY HIGHWAY NYAH VIC 3594	\$300,000	16-Mar-26
2663 MURRAY VALLEY HIGHWAY NYAH VIC 3594	\$155,000	20-Jun-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: 22 May 2026



2860 MURRAY VALLEY HIGHWAY Sold Price **\$200,000** Sold Date **13-Jan-26**
NYAH VIC 3594

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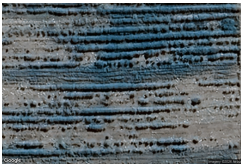
Distance **3.55km**



2926 MURRAY VALLEY HIGHWAY Sold Price **\$300,000** Sold Date **16-Mar-26**
NYAH VIC 3594

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Distance **3.61km**



2663 MURRAY VALLEY HIGHWAY Sold Price **\$155,000** Sold Date **20-Jun-25**
NYAH VIC 3594

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Distance **2.96km**

RS = Recent sale UN = Undisclosed Sale

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