WESTECH REAL ESTATE

Statement of Information
Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

30 Dimboola Road, Nhill VIC 3418

Indicative selling price

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

Price $539,000

Median sale price

Median price $270,000 *House ✔ *unit

Suburb or locality Nhill

Period - From 15/07/2025 to 15/07/2026

Source realestate.com.au

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 53 Leahy Street, Nhill VIC 3418	$450,000	12/05/2026
2. 35 Rockley Street, Nhill VIC 3418	$650,000	2/05/2026
3. 22 Leahy Street, Nhill VIC 3418	$589,000	31/03/2025

This Statement of Information was prepared on: 07/08/2026