

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

PROPERTY OFFERED FOR SALE

Address
including suburb
and postcode

Donald Street, 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

\$

or range between

\$ **445,000**

and

\$ **489,000**

MEDIAN SALE PRICE

Median price

Acreage \$350,000 – \$500,000

Property type

Residential Land

Suburb

Nyah West

Period - From

01/04/2024

to

31/03/2025

Source

reiv.com.au

COMPARABLE PROPERTY SALES (*Delete A or B below as applicable)

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04 April 2026