

# 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

42 Allan Street, Nyah West, Vic 3595

### Indicative selling price

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

Single price \$420,000

### Median sale price

Median price

\$302,500

Property type

House

Suburb

Nyah West

Period - From

01/02/2025

to

31/01/2026

Source



### 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 eighteen 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
40 Allan St, Nyah West, VIC 3595	\$395,000	22/11/2024
7 Monash Avenue, Nyah West, VIC 3595	\$395,000	17/02/2026
6 Kinghorn Lane, Nyah West, VIC 3595	\$410,000	04/08/2025

**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 eighteen months.~~

This Statement of Information was prepared on: 19/02/2026