



117 Sixth Street, MERBEIN, VIC 3505

'Sixth Street Aggregation' A Productive and Versatile Table Grape Enterprise

90.60 hectares, 223.87 acres

Elders is delighted to present for sale the 'Sixth Street Aggregation', a large-scale table grape property located in the higher-regarded Merbein Irrigation District with substantial packing/cool room infrastructure.

This sale is under instruction of Receivers and Managers.

The property comprises 7.9 hectares* of actively managed table grape vines comprising 3.9 hectares* of Red Globe and 4.0 hectares* of Crimson. A further 66.2 hectares* is established to high-quality trellis and irrigation infrastructure, but is not in production. This existing infrastructure provides a great replanting platform for a new buyer.

Key investment features:

- Total land area: 90.60 hectares (224 acres)*

TYPE: For Sale

INTERNET ID: 300P196079

SALE DETAILS

by Expression of Interest

CONTACT DETAILS

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Melbourne, VIC
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- o 'Main Block': 38.50 hectares (95 acres)*
 - o 'New Block': 18.91 hectares (47 acres)*
 - o 'Collins Block': 17.08 hectares (42 acres)*
 - o 'Home Block': 16.11 hectares (40 acres)*
- Extensive manager/staff accommodation including two three-bedroom residences on 'Main Block', and a three-bedroom residence located at 'Collins Block'
 - Fit for purpose working infrastructure including a substantial fully enclosed packing/cool room shed ('Home Block' - 1,060 sqm)*, machinery sheds, in addition to sundry shedding
 - Quality water delivery infrastructure, filtration and fertigation system, including independent irrigation capabilities
 - Abundant irrigation water supply sourced from the Murray River, via the Merbein Irrigation District and serviced through polythene drip lines
 - Highly versatile and productive level topography comprising red loam soil profiles
 - Excellent access to key export pathways and frontage to the Calder Highway

The 'Sixth Street Aggregation' is being offered for sale in one line or as four separate assets.

Expression of Interest closing Thursday 11th June 2026 at 4pm.

* denotes approximately

- Land Area 90.6 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1



