

# 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 or  
locality and postcode

16 Francesca Drive, Irymple VIC 3498

### Indicative selling price

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

range between

\$590,000

&

\$649,000

### Median sale price

Median price

\$585,000

Property type

House

Suburb

Irymple

Period - From

1 Sep 2024

to

31 Aug 2025

Source

Cotality

### Comparable property sales

- 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
1 6 April Court, Irymple VIC 3498	\$640,000	30/04/2025
2 40 Francesca Drive, Irymple VIC 3498	\$654,500	05/05/2025
3 3 Venice Court, Irymple VIC 3498	\$640,000	17/12/2024

**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: 17 September 2025