

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

40 FRANCESCA DRIVE IRYMPLE VIC 3498

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

\$599,000

&

\$658,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Irymple

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 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

30 FRANCESCA DRIVE IRYMPLE VIC 3498	\$638,500	03-Feb-25
6 APRIL COURT IRYMPLE VIC 3498	\$640,000	30-Apr-25
39 TILLEY WAY IRYMPLE VIC 3498	\$755,000	08-Aug-25

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



30 FRANCESCA DRIVE IRYMPLE VIC 3498 Sold Price **\$638,500** Sold Date **03-Feb-25**
Distance **0.1km**

3 2 2



6 APRIL COURT IRYMPLE VIC 3498 Sold Price **\$640,000** Sold Date **30-Apr-25**
Distance **0.12km**

3 2 2



39 TILLEY WAY IRYMPLE VIC 3498 Sold Price **\$755,000** Sold Date **08-Aug-25**
Distance **0.11km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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