

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

404 MORPUNG AVENUE 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

\$795,000

&

\$874,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Irymple

Period-from

01 Jul 2024

to

30 Jun 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

9 GOTHORP ROAD IRYMPLE VIC 3498	-	15-Jul-25
1044 CURETON AVENUE IRYMPLE VIC 3498	\$840,000	18-Nov-24
637 CURETON AVENUE NICHOLS POINT VIC 3501	\$830,000	09-Sep-24

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: 29 July 2025

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9 GOTHORP ROAD IRYMPLE VIC 3498

Sold Price

RS - UN

Sold Date

15-Jul-25

4 2 2

Distance

0.96km



1044 CURETON AVENUE IRYMPLE VIC 3498

Sold Price

\$840,000

Sold Date

18-Nov-24

4 2 2

Distance

3.06km



637 CURETON AVENUE NICHOLS POINT VIC 3501

Sold Price

\$830,000

Sold Date

09-Sep-24

4 2 2

Distance

4.25km

RS = Recent sale

UN = Undisclosed Sale

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