

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
794 SANDILONG AVENUE IRYMPLA 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 | \$690,000 | & | \$759,000 |
|--------------|--|------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|----------|
| Median Price | \$627,835 | Property type | House | Suburb | Irymple |
| Period-from | 01 Jan 2025 | to | 31 Dec 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 |
|------------------------------------|-----------|--------------|
| 13 AMALFI WAY IRYMPLA VIC 3498 | \$701,275 | 09-Jul-25 |
| 12 BOLOGNA AVENUE IRYMPLA VIC 3498 | \$710,000 | 29-Apr-25 |
| 28 MILAN DRIVE IRYMPLA VIC 3498 | \$680,000 | 21-Oct-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: 07 January 2026

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13 AMALFI WAY IRYMPLA VIC 3498 Sold Price

\$701,275 Sold Date **09-Jul-25**

3 2 2

Distance **1.1km**



12 BOLOGNA AVENUE IRYMPLA VIC 3498

Sold Price

\$710,000 Sold Date **29-Apr-25**

3 2 2

Distance **1.1km**



28 MILAN DRIVE IRYMPLA VIC 3498

Sold Price

\$680,000 Sold Date **21-Oct-25**

3 2 2

Distance **1.86km**

RS = Recent sale **UN** = Undisclosed Sale

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