

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 Mayne Boulevard, Irymple VIC 3498

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$720,000

&

\$792,000

Median sale price

Median price

\$592,500

Property type

House

Suburb

Irymple

Period - From

1 Aug 2024

to

31 Jul 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 3 Mayne Boulevard, Irymple VIC 3498	\$766,000	13/02/2025
2 32 Verdi Boulevard, Irymple VIC 3498	\$737,500	31/03/2025
3 9 Amalfi Way, Irymple VIC 3498	\$760,000	20/06/2025

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: 12 August 2025