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	266 TWENTY SECOND STREET 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	$870,000	&	$957,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$592,500	Property type	House	Suburb	Irymple
Period-from	01 Aug 2024	to	31 Jul 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	$850,000	15-Jul-25
322 BOOMERANG AVENUE CARDROSS VIC 3496	$835,000	03-Sep-24
156 BELAR AVENUE IRYMPLE VIC 3498	$875,000	01-Dec-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: 15 August 2025

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9 GOTHORP ROAD IRYMPLE VIC 3498

4 2 2

Sold Price RS **$850,000** UN

Sold Date **15-Jul-25**

Distance **1.92km**



322 BOOMERANG AVENUE CARDROSS VIC 3496

4 2 1

Sold Price **$835,000**

Sold Date **03-Sep-24**

Distance **3.79km**



156 BELAR AVENUE IRYMPLE VIC 3498

6 3 2

Sold Price **$875,000**

Sold Date **01-Dec-24**

Distance **4.89km**

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

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