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	6 Young Avenue, Irymple VIC 3498

Indicative selling price

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

range between $195,000 & $214,500

Median sale price

Median price $185,000 Property type Land 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
1 872 Karadoc Avenue, Irymple VIC 3498	$205,000	22/04/2025
2 586 Etiwanda Avenue, Mildura VIC 3500	$200,000	15/11/2024
3 12 Holcroft Street, Irymple VIC 3498	$195,000	02/07/2025

~~**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: 21 August 2025