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	8 Mallee Ridge Drive, Irymple VIC 3498

Indicative selling price

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

range between $920,000 & $1,012,000

Median sale price

Median price $585,000 Property type House Suburb Irymple

Period - From 1 Oct 2024 to 30 Sep 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 Haven Court, Irymple VIC 3498	$950,000	30/11/2024
2	$	
3	$	

~~**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: 3 October 2025