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	9287 CALDER HIGHWAY IRYMPLE VIC 3498

Indicative selling price

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

Single price	$	or range between	$385,000	&	$423,500

Median sale price

Median price	$612,500	Property type	House	Suburb	Mildura
Period - From	1 Oct 24	to	30 Sept 25	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
890 IRYMPLE AVENUE IRYMPLE VIC 3498	$390,000	30-Sep-24
11 ELMS STREET IRYMPLE VIC 3498	$408,000	14-Nov-24
1 HASSELL STREET IRYMPLE VIC 3498	$400,000	22-Oct-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: 29 October 2025