

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

Lots 1-17 885 Karadoc Avenue, Irymple VIC 3498
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Indicative selling price

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

Single price

Please see price list attached

Median sale price

Median price

\$185,000

Property type

LAND

Suburb

Irymple

Period - From

01 Apr 2025

to

31 Mar 2026

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

Address of comparable property	Price	Date of sale
1. 8 Marita Court Irymple, VIC 3498	\$230,000	13 Mar 2025
2. 4 Heaft Drive Irymple, VIC 3498	\$200,000	11 Jul 2025
3. 10 Mayne Boulevard Irymple, VIC 3498	\$190,000	05 Nov 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:

10 April 2026

Lot Number	Size	Price
Lot 1	602m ²	\$ 235,000.00
Lot 2	598m ²	\$ 235,000.00
Lot 3	730m ²	\$ 260,000.00
Lot 4	730m ²	\$ 260,000.00
Lot 5	729m ²	\$ 260,000.00
Lot 6	729m ²	\$ 260,000.00
Lot 7	875m ²	\$ 260,000.00
Lot 8	603m ²	\$ 224,000.00
Lot 9	302m ²	\$ 223,000.00
Lot 10	619m ²	\$ 230,000.00
Lot 11	615m ²	\$ 228,000.00
Lot 12	633m ²	\$ 229,000.00
Lot 13	663m ²	\$ 235,000.00
Lot 14	647m ²	\$ 235,000.00
Lot 15	412m ²	\$ 180,000.00
Lot 16	464m ²	\$ 190,000.00
Lot 17	533m ²	\$ 200,000.00