

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

3107 ELEVENTH 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Irymple

Period-from

01 Jul 2025

to

30 Jun 2026

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

57 GINQUAM AVENUE NICHOLS POINT VIC 3501	\$930,000	18-Aug-25
3196 ELEVENTH STREET NICHOLS POINT VIC 3501	\$1,000,000	25-Sep-25
386 IRYMPLE AVENUE NICHOLS POINT VIC 3501	\$986,500	11-Mar-26

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: 13 July 2026

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**57 GINQUAM AVENUE NICHOLS
POINT VIC 3501**

Sold Price **\$930,000** Sold Date **18-Aug-25**

 5  3  4

Distance **0.4km**



**3196 ELEVENTH STREET NICHOLS
POINT VIC 3501**

Sold Price **\$1,000,000** Sold Date **25-Sep-25**

 3  2  2

Distance **0.78km**



**386 IRYMPLE AVENUE NICHOLS
POINT VIC 3501**

Sold Price **\$986,500** Sold Date **11-Mar-26**

 4  2  2

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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