

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

26 FERN AVENUE 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

House

Suburb

Irymple

Period-from

01 Sep 2025

to

31 Aug 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

51 DEWRY AVENUE IRYMPLE VIC 3498	\$900,000	24-Nov-25
40 BARNETT ROAD RED CLIFFS VIC 3496	\$820,000	19-Dec-25
85 JOHNS ROAD RED CLIFFS VIC 3496	\$900,000	29-Jan-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: 24 September 2026

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51 DEWRY AVENUE IRYMPLE VIC 3498

Sold Price **\$900,000** Sold Date **24-Nov-25**

 3  2  2

Distance **1.51km**

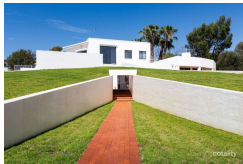


40 BARNETT ROAD RED CLIFFS VIC 3496

Sold Price **\$820,000** Sold Date **19-Dec-25**

 4  2  2

Distance **2.36km**



85 JOHNS ROAD RED CLIFFS VIC 3496

Sold Price **\$900,000** Sold Date **29-Jan-26**

 3  2  2

Distance **2.94km**

RS = Recent sale **UN** = Undisclosed Sale

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