

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 Athens Court, Irymple VIC 3498

Indicative selling price

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

range between

\$760,000

&

\$835,000

Median sale price

Median price

\$595,000

Property type

House

Suburb

Irymple

Period - From

1 Jul 2024

to

30 Jun 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 64 Milan Drive, Irymple VIC 3498	\$855,000	22/11/2024
2 15 Marita Court, Irymple VIC 3498	\$825,000	18/02/2025
3 12 Milan Drive, Irymple VIC 3498	\$765,000	20/02/2025

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: 31 July 2025