

# 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

696 Sandilong Avenue, Irymple VIC 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

range between

\$260,000

&

\$286,000

### Median sale price

Median price

\$180,000

Property type

Land

Suburb

Irymple

Period - From

1 Aug 2024

to

31 Jul 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 6 Hattah Drive, Mildura VIC 3500	\$245,000	03/02/2025
2 121 Magnolia Avenue, Mildura VIC 3500	\$250,000	14/05/2025
3 Lot 12 Etiwanda Avenue, Mildura VIC 3500	\$250,000	07/02/2025

**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: 4 August 2025