

## 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

1193 KARADOC AVENUE IRYMPLE VIC 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Irymple

Period-from

01 Jun 2025

to

31 May 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

1058-1062 COWRA AVENUE IRYMPLE VIC 3498	\$695,000	01-May-25
977-981 COWRA AVENUE MILDURA VIC 3500	\$651,000	17-Aug-25
13 ROBYN COURT IRYMPLE VIC 3498	\$675,000	18-Nov-25

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.~~

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Kim Muir

P 0350186800

M 0488160922

E kim.muir@eldersre.com.au



**1058-1062 COWRA AVENUE  
IRYMPLE VIC 3498**

4 2 4

Sold Price **\$695,000** Sold Date **01-May-25**

Distance **1.22km**



**977-981 COWRA AVENUE  
MILDURA VIC 3500**

4 2 2

Sold Price **\$651,000** Sold Date **17-Aug-25**

Distance **1.55km**



**13 ROBYN COURT IRYMPLE VIC  
3498**

2 2 3

Sold Price **\$675,000** Sold Date **18-Nov-25**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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