

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

56 VERDI BOULEVARD 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

\$710,000

&

\$781,000

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

43 VERDI BOULEVARD IRYMPLE VIC 3498	\$745,000	22-Jul-26
9 HEAFT DRIVE IRYMPLE VIC 3498	\$714,000	13-Apr-26
4 AMALFI WAY IRYMPLE VIC 3498	\$785,000	07-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.~~

This Statement of Information was prepared on: 08 September 2026



first
national
REAL ESTATE

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**43 VERDI BOULEVARD IRYMPLE
VIC 3498**

Sold Price

^{RS}

\$745,000

Sold Date

22-Jul-26



4



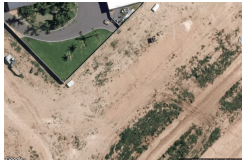
2



2

Distance

0.14km



9 HEAFT DRIVE IRYMPLE VIC 3498

Sold Price

\$714,000

Sold Date

13-Apr-26



4



2



2

Distance

0.63km



4 AMALFI WAY IRYMPLE VIC 3498

Sold Price

\$785,000

Sold Date

07-Nov-25



4



2



2

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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