

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

7 TWENTY SECOND STREET RED CLIFFS VIC 3496

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

\$885,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

House

Suburb

Red Cliffs

Period-from

01 Apr 2025

to

31 Mar 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
57 GINQUAM AVENUE NICHOLS POINT VIC 3501	\$930,000	18-Aug-25
386 IRYMPLE AVENUE NICHOLS POINT VIC 3501	\$986,500	16-Mar-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.~~

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51 DEWRY AVENUE IRYMPLE VIC 3498

3 2 4

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

Distance **3.62km**



57 GINQUAM AVENUE NICHOLS POINT VIC 3501

5 3 4

Sold Price **\$930,000** Sold Date **18-Aug-25**

Distance **5km**



386 IRYMPLE AVENUE NICHOLS POINT VIC 3501

4 2 2

Sold Price ^{RS} **\$986,500** Sold Date **16-Mar-26**

Distance **6.22km**

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

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