

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 13 Rufous Way, Irymple, VIC 3498

Indicative selling price

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

Price Range

\$615,000

&

\$665,000

Median sale price

Median price

\$677,500

Property Type

House

Suburb

Irymple (3498)

Period - From

20/08/2025

to

20/08/2026

Source

Pricefinder

Comparable property sales

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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
2 SEAGULL CLOSE, MILDURA VIC 3500	\$650,000	30/09/2025
8 SOTIRI COURT, MILDURA VIC 3500	\$635,000	03/02/2026
31 SPRINGFIELD DRIVE, MILDURA VIC 3500	\$628,000	20/03/2026

This Statement of Information was prepared on: 17/08/2026