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	125 SUNNYCLIFFS CRESCENT 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	$599,000	&	$658,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$375,000	Property type	Farm	Suburb	Red Cliffs
Period-from	01 Sep 2024	to	31 Aug 2025	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
3152 FOURTEENTH STREET IRYMPLE VIC 3498	$635,000	04-Jun-25
143 BELAR AVENUE EXTENSION IRYMPLE VIC 3498	$614,500	06-Aug-25
886 COORONG AVENUE RED CLIFFS VIC 3496	$600,000	04-Mar-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: 02 September 2025

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3152 FOURTEENTH STREET IRYMPLE VIC 3498

3 1 2

Sold Price **$635,000** Sold Date **04-Jun-25**

Distance **4.38km**



143 BELAR AVENUE EXTENSION IRYMPLE VIC 3498

4 1 2

Sold Price RS **$614,500** Sold Date **06-Aug-25**

Distance **2.15km**



886 COORONG AVENUE RED CLIFFS VIC 3496

4 2 3

Sold Price **$600,000** Sold Date **04-Mar-25**

Distance **4.97km**

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

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