

# 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 or  
locality and postcode

1/1 ASHWOOD COURT MILDURA VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$420,000 & \$450,000

### Median sale price

Median price \$329,000 Property type Unit Suburb Mildura

Period - From 1 Oct 24 to 30 Sep 25 Source Cotality

### Comparable property sales

**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 |
|-------------------------------------|-----------|--------------|
| 2/1 ASHWOOD COURT MILDURA VIC 3500  | \$436,000 | 18-JUL-25    |
| 3/1 ASHWOOD COURT MILDURA VIC 3500  | \$420,000 | 20-Mar-25    |
| 392A WALNUT AVENUE MILDURA VIC 3500 | \$448,500 | 13-May-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: 31 October 2025