

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 1/2/ Hillcrest Close, Mildura, VIC 3500

Indicative selling price

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

Single Price \$525,000

Median sale price

Median price \$510,000 Property Type House Suburb Mildura (3500)

Period - From 20/11/2024 to 20/11/2025 Source Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
559 SAN MATEO AVENUE, MILDURA VIC 3500	\$527,500	03/11/2025
1A DUNNING DRIVE, MILDURA VIC 3500	\$504,800	17/09/2025
26 BAKOGIANNIS COURT, MILDURA VIC 3500	\$520,000	09/07/2025

This Statement of Information was prepared on: 20/11/2025