

# 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

1/364 Deakin Avenue, Mildura VIC 3500
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### Indicative selling price

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

range between \$200,000 & \$220,000

### Median sale price

Median price \$321,500 Property type Unit Suburb Mildura

Period - From 1 Apr 2024 to 31 Mar 2025 Source Corelogic

### 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
1 2/290 San Mateo Avenue, Mildura VIC 3500	\$200,000	29/07/2024
2 2/242 San Mateo Avenue, Mildura VIC 3500	\$185,000	22/08/2024
3 1/818 Fourteenth Street, Mildura VIC 3500	\$210,000	21/08/2024

**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: 28 April 2025