

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

1 TAMARISK GROVE MILDURA VIC 3500

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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$185,000

Property type

Land

Suburb

Mildura

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

5 KURRAJONG PARADE MILDURA VIC 3500	\$550,000	05-Aug-25
116 WALNUT AVENUE MILDURA VIC 3500	\$600,000	07-Jul-25
11 WALNUT AVENUE MILDURA VIC 3500	\$592,500	21-Aug-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: 01 September 2025

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5 KURRAJONG PARADE MILDURA VIC 3500

Sold Price

^{RS} \$550,000

Sold Date 05-Aug-25

3 1 1

Distance 0.27km



116 WALNUT AVENUE MILDURA VIC 3500

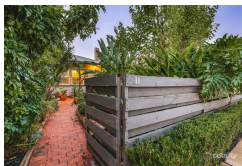
Sold Price

^{RS} \$600,000

Sold Date 07-Jul-25

3 1 1

Distance 0.41km



11 WALNUT AVENUE MILDURA VIC 3500

Sold Price

^{RS} \$592,500

Sold Date 21-Aug-25

3 1 2

Distance 1.09km

RS = Recent sale

UN = Undisclosed Sale

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