

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 2 OPAL COURT, Mildura, VIC 3500

Indicative selling price

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

Price Range

\$500,000

&

\$520,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Mildura (3500)

Period - From

04/08/2024

to

04/08/2025

Source

Pricefinder

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
61 RIVERSIDE AVENUE, MILDURA VIC 3500	\$521,500	22/07/2025
26 PEGLER AVENUE, MILDURA VIC 3500	\$525,000	09/06/2025
11 DIAMOND COURT, MILDURA VIC 3500	\$530,000	02/06/2025

This Statement of Information was prepared on: 04/08/2025