

## 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

4/399 SAN MATEO AVENUE MILDURA VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$185,000

&

\$203,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$334,000

Property type

Unit

Suburb

Mildura

Period-from

01 Dec 2024

to

30 Nov 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

1/399 SAN MATEO AVENUE MILDURA VIC 3500	\$220,000	01-Mar-24
2/12 EILEEN STREET MILDURA VIC 3500	\$219,000	18-Jun-24
8/471 SAN MATEO AVENUE MILDURA VIC 3500	\$274,000	12-Feb-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 December 2025

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**1/399 SAN MATEO AVENUE  
 MILDURA VIC 3500**

 2  1  1

Sold Price **\$220,000** Sold Date **01-Mar-24**

Distance **0km**



**2/12 EILEEN STREET MILDURA VIC  
 3500**

 2  1  1

Sold Price **\$219,000** Sold Date **18-Jun-24**

Distance **0.46km**



**8/471 SAN MATEO AVENUE  
 MILDURA VIC 3500**

 1  1  1

Sold Price **\$274,000** Sold Date **12-Feb-25**

Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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