

# 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 552 Ontario 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)

Single Price \$465,000

### Median sale price

Median price \$485,000 Property Type House Suburb Mildura (3500)

Period - From 12/02/2024 to 12/08/2025 Source Pricefinder

### Comparable property sales

A This is one property 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 |
|-------------------------------------|-----------|--------------|
| 38 PANORAMA DRIVE, MILDURA VIC 3500 | \$455,000 | 16/05/2025   |
|                                     |           |              |
|                                     |           |              |

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: 12/08/2025