

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

1/31 DOCKSIDE DRIVE 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	\$1,200,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$340,000	Property type	Unit	Suburb	Mildura
Period-from	01 Jan 2025	to	31 Dec 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
9/31 DOCKSIDE DRIVE MILDURA VIC 3500	\$1,050,000	15-Mar-24
259 CURETON AVENUE MILDURA VIC 3500	\$1,300,000	16-Sep-24

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: 07 January 2026

Lyle Massey

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E lmassey@ctfnre.com.au**9/31 DOCKSIDE DRIVE MILDURA
VIC 3500**

Sold Price

\$1,050,000

Sold Date

15-Mar-24

 3 3 2

Distance

0km

**259 CURETON AVENUE MILDURA
VIC 3500**

Sold Price

\$1,300,000

Sold Date

16-Sep-24

 3 3 2

Distance

2km

RS = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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