

# 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 9/15 Philippa Crescent, Mildura, VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$485,000

&

\$533,000

### Median sale price

Median price

\$345,000

Property Type

Unit

Suburb

Mildura (3500)

Period - From

16/12/2024

to

16/12/2025

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
6/22 PHILIPPA CRESCENT, MILDURA VIC 3500	\$535,000	13/10/2025
20 PHILIPPA CRESCENT, MILDURA VIC 3500	\$535,500	19/05/2025
24 PHILIPPA CRESCENT, MILDURA VIC 3500	\$530,000	05/05/2025

This Statement of Information was prepared on: 16/12/2025