

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 or
locality and postcode

Lot 1 - 85 Hillcrest Estate, 173 Sixteenth Street, Mildura Vic 3500

Indicative selling price

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

Single price

As per price list attached

Median sale price

Median price

\$190,000

Property type

Land

Suburb

Mildura

Period - From

1 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales

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:

13 May 2025

Hillcrest Estate

LOT NO.	SIZE	PRICE	STATUS	LOT NO.	SIZE	PRICE	STATUS
1	534	\$175,000	SOLD	30	680	\$197,000	
2	450	\$169,000		31	680	\$197,000	
3	450	\$169,000	SOLD	32	683	\$197,000	SOLD
4	450	\$169,000	SOLD	33	683	\$197,000	SOLD
5	360	\$155,000	SOLD	34	683	\$197,000	SOLD
6	360	\$155,000	SOLD	35	693	\$197,000	
7	360	\$155,000	SOLD	36	604	\$192,000	
8	360	\$155,000	SOLD	37	605	\$192,000	
9	360	\$155,000	SOLD	38	605	\$192,000	
10	360	\$155,000	SOLD	39	605	\$192,000	
11	360	\$155,000	SOLD	40	605	\$192,000	
12	360	\$155,000	SOLD	41	605	\$192,000	SOLD
13	360	\$155,000	SOLD	42	605	\$192,000	SOLD
14	360	\$155,000	SOLD	43	605	\$192,000	
15	450	\$169,000	SOLD	44	604	\$192,000	
16	450	\$169,000	SOLD	45	696	\$199,000	
17	587	\$185,000	SOLD	46	696	\$199,000	
18	2030		NFS	47	680	\$199,000	
19	683	\$197,000		48	680	\$197,000	
20	683	\$197,000		49	680	\$197,000	
21	683	\$197,000		50	680	\$197,000	
22	680	\$197,000		51	680	\$197,000	
23	680	\$197,000		52	680	\$197,000	
24	680	\$197,000		53	680	\$197,000	
25	680	\$197,000		54	680	\$197,000	
26	673	\$195,000	NFS	55	693	\$199,000	
27	647	\$195,000		56	693	\$199,000	
28	668	\$195,000		57	680	\$197,000	
29	680	\$197,000		58	680	\$197,000	