

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

528 FOURTEENTH STREET 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

or range
between

\$699,000

&

\$768,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,750

Property type

House

Suburb

Mildura

Period-from

01 Apr 2025

to

31 Mar 2026

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

713 KARADOC AVENUE IRYMPLE VIC 3498	\$710,000	27-Mar-26
525 KARADOC AVENUE NICHOLS POINT VIC 3501	\$770,000	13-Mar-26
262 BENETOOK AVENUE MILDURA VIC 3500	\$707,000	09-Feb-26

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: 08 April 2026

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713 KARADOC AVENUE IRYMPLE VIC 3498

 4
  2
  1

Sold Price

^{RS} **\$710,000** ^{UN}

Sold Date **27-Mar-26**

Distance **1.55km**



525 KARADOC AVENUE NICHOLS POINT VIC 3501

 6
  3
  3

Sold Price

^{RS} **\$770,000**

Sold Date **13-Mar-26**

Distance **2.23km**



262 BENETOOK AVENUE MILDURA VIC 3500

 3
  2
  2

Sold Price

\$707,000

Sold Date **09-Feb-26**

Distance **2.37km**

RS = Recent sale UN = Undisclosed Sale

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