

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

22-42/763-777 ETIWANDA AVENUE 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

\$169,000

&

\$185,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$185,000

Property type

Land

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

19 TRISSINO DRIVE MILDURA VIC 3500	\$185,000	22-Nov-24
12 TRISSINO DRIVE MILDURA VIC 3500	\$180,000	29-May-25
7 ACQUARO COURT MILDURA VIC 3500	\$172,500	25-Sep-25

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: 14 January 2026

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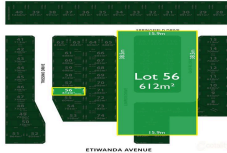


19 TRISSINO DRIVE MILDURA VIC 3500

Sold Price **\$185,000** Sold Date **22-Nov-24**

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Distance **1.31km**



12 TRISSINO DRIVE MILDURA VIC 3500

Sold Price **\$180,000** Sold Date **29-May-25**

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 2

Distance **1.24km**



7 ACQUARO COURT MILDURA VIC 3500

Sold Price **\$172,500** Sold Date **25-Sep-25**

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Distance **1.41km**

RS = Recent sale UN = Undisclosed Sale

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