

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 280 NINTH STREET, Mildura, VIC 3500

Indicative selling price

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

Single Price \$550,000

Median sale price

Median price \$510,100 Property Type House Suburb Mildura (3500)

Period - From 02/12/2024 to 02/12/2025 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
2 KILLARA COURT, MILDURA VIC 3500	\$551,000	18/11/2025
34 BATEY CRESCENT, MILDURA VIC 3500	\$550,000	05/09/2025
7 MALONEY DRIVE, MILDURA VIC 3500	\$560,500	10/07/2025

This Statement of Information was prepared on: 02/12/2025