

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

3/482 WALNUT 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

\$385,000

&

\$423,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$334,000

Property type

Unit

Suburb

Mildura

Period-from

01 Nov 2024

to

31 Oct 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

8/6-8 SAPPHIRE COURT MILDURA VIC 3500	\$435,000	10-Apr-25
23 RICHARDSON GROVE MILDURA VIC 3500	\$425,000	14-Nov-25
6/299 CURETON AVENUE MILDURA VIC 3500	\$420,000	12-Jun-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.~~

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Real Estate

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**8/6-8 SAPPHIRE COURT MILDURA
VIC 3500**

2 1 1

Sold Price

\$435,000

Sold Date

10-Apr-25

Distance

0.96km



**23 RICHARDSON GROVE MILDURA
VIC 3500**

2 1 1

Sold Price

^{RS}**\$425,000**

Sold Date

14-Nov-25

Distance

1.88km



**6/299 CURETON AVENUE
MILDURA VIC 3500**

2 1 1

Sold Price

\$420,000

Sold Date

12-Jun-25

Distance

4.89km



**3/22-24 PRINCES STREET
MILDURA VIC 3500**

2 1 1

Sold Price

^{RS}**\$420,000** ^{UN}

Sold Date

05-Nov-25

Distance

2.47km



**3/139 TWELFTH STREET MILDURA
VIC 3500**

2 1 1

Sold Price

\$418,500

Sold Date

02-Aug-25

Distance

2.92km

RS = Recent sale

UN = Undisclosed Sale

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