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	200B Tenth Street, Mildura VIC 3500

Indicative selling price

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

range between $875,000 & $962,500

Median sale price

Median price	$470,000	Property type	House	Suburb	Mildura
Period - From	1 Sep 2024	to	31 Aug 2025	Source	Cotality

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
1 11 Poplar Parade, Mildura VIC 3500	$880,000	27/07/2024
2 75 Sixteenth Street, Mildura VIC 3500	$995,000	06/12/2024
3 79 Sixteenth Street, Mildura VIC 3500	$995,000	20/12/2024

~~**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: 05 November 2025