

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

6 MIMOSA 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

\$299,000

&

\$328,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,500

Property type

House

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

182 ELEVENTH STREET MILDURA VIC 3500	\$320,000	01-Jul-25
63 EAGLESHAM STREET MILDURA VIC 3500	\$295,000	08-Oct-24
24 CHRISTIE PARADE MILDURA VIC 3500	\$296,000	16-Oct-24

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: 10 November 2025

Debbie Roberts
P 03 5021 4600
M 0411 717 712
E droberts@barryplant.com.au



**182 ELEVENTH STREET MILDURA
VIC 3500**

 3  1  1

Sold Price

\$320,000

Sold Date

01-Jul-25

Distance

1km



**63 EAGLESHAM STREET MILDURA
VIC 3500**

 4  1  1

Sold Price

\$295,000

Sold Date

08-Oct-24

Distance

0.47km



**24 CHRISTIE PARADE MILDURA
VIC 3500**

 3  1  1

Sold Price

\$296,000

Sold Date

16-Oct-24

Distance

0.53km

RS = Recent sale **UN** = Undisclosed Sale

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