

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

Lot 1 - 85 Hillcrest Estate, 173 Sixteenth Street, Mildura Vic 3500

Indicative selling price

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

Single price

As per price list attached

Median sale price

Median price

\$190,000

Property type

Land

Suburb

Mildura

Period - From

1 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales

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:

13 May 2025

Hillcrest Estate

LOT NO.	SIZE	PRICE	STATUS	LOT NO.	SIZE	PRICE	STATUS	LOT NO.	SIZE	PRICE	STATUS
1	534	\$175,000	SOLD	30	680	\$197,000	SOLD	59	680	\$197,000	
2	450	\$169,000		31	680	\$197,000	SOLD	60	680	\$197,000	
3	450	\$169,000	SOLD	32	683	\$197,000	SOLD	61	680	\$197,000	
4	450	\$169,000	SOLD	33	683	\$197,000	SOLD	62	680	\$197,000	
5	360	\$155,000	SOLD	34	683	\$197,000	SOLD	63	680	\$197,000	
6	360	\$155,000	SOLD	35	693	\$197,000		64	680	\$197,000	
7	360	\$155,000	SOLD	36	604	\$192,000		65	696	\$197,000	
8	360	\$155,000	SOLD	37	605	\$192,000		66	665	\$195,000	
9	360	\$155,000	SOLD	38	605	\$192,000		67	722	\$199,000	
10	360	\$155,000	SOLD	39	605	\$192,000		68	1050	\$235,000	
11	360	\$155,000	SOLD	40	605	\$192,000		69	1050	\$235,000	SOLD
12	360	\$155,000	SOLD	41	605	\$192,000	SOLD	70	1050	\$235,000	SOLD
13	360	\$155,000	SOLD	42	605	\$192,000	SOLD	71	1050	\$235,000	
14	360	\$155,000	SOLD	43	605	\$192,000		72	1050	\$235,000	
15	450	\$169,000	SOLD	44	604	\$192,000		73	728	\$199,000	SOLD
16	450	\$169,000	SOLD	45	696	\$199,000	SOLD	74	750	\$199,000	
17	587	\$185,000	SOLD	46	696	\$199,000		75	713	\$199,000	
18	2030		NFS	47	680	\$199,000		76	715	\$199,000	
19	683	\$197,000	SOLD	48	680	\$197,000		77	749	\$199,000	
20	683	\$197,000	SOLD	49	680	\$197,000		78	732	\$199,000	
21	683	\$197,000	SOLD	50	680	\$197,000					
22	680	\$197,000	SOLD	51	680	\$197,000					
23	680	\$197,000	SOLD	52	680	\$197,000					
24	680	\$197,000	SOLD	53	680	\$197,000					
25	680	\$197,000	SOLD	54	680	\$197,000					
26	673	\$195,000	NFS	55	693	\$199,000					
27	647	\$195,000		56	693	\$199,000					
28	668	\$195,000	SOLD	57	680	\$197,000					
29	680	\$197,000	SOLD	58	680	\$197,000					