

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
2/4 MATTSCHOSS LANE 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 \$550,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$491,500 Property type Other 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
4/532 ONTARIO AVENUE MILDURA VIC 3500	\$510,000	26-Feb-25
5/5 PHILIPPA CRESCENT MILDURA VIC 3500	\$526,550	07-Mar-25
20-24 PHILIPPA CRESCENT MILDURA VIC 3500	\$535,500	19-May-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.

This Statement of Information was prepared on: 17 November 2025

Brenton Love
M 0418372756
E blove@barryplant.com.au



4/532 ONTARIO AVENUE MILDURA Sold Price
VIC 3500

2 - -

\$510,000 Sold Date **26-Feb-25**

Distance **0.51km**



5/5 PHILIPPA CRESCENT MILDURA Sold Price
VIC 3500

3 2 2

\$526,550 Sold Date **07-Mar-25**

Distance **0.53km**



20-24 PHILIPPA CRESCENT
MILDURA VIC 3500

4 2 2

Sold Price

\$535,500 Sold Date **19-May-25**

Distance **0.57km**

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

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