

## 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	83 DYAR AVENUE CABARITA VIC 3505
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### 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	\$720,000	&	\$792,000
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### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
229 RIVER AVENUE MERBEIN VIC 3505	\$720,000	03-Sep-25
3255 BENETOOK AVENUE MILDURA VIC 3500	\$765,000	17-Jun-25
753 SAN MATEO AVENUE MILDURA VIC 3500	\$800,000	10-Aug-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: 07 January 2026

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**229 RIVER AVENUE MERBEIN VIC 3505**      Sold Price      **\$720,000**      Sold Date **03-Sep-25**

4    2    2

Distance      **3.71km**



**3255 BENETOOK AVENUE MILDURA VIC 3500**      Sold Price      **\$765,000**      Sold Date **17-Jun-25**

4    2    4

Distance      **4.71km**



**753 SAN MATEO AVENUE MILDURA VIC 3500**      Sold Price      **\$800,000**      Sold Date **10-Aug-25**

5    3    2

Distance      **3.42km**

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

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