

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

61 HECTOR STREET 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

\$445,000

&

\$489,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

House

Suburb

Mildura

Period-from

01 Jan 2025

to

31 Dec 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

223 WADE AVENUE MILDURA VIC 3500	\$490,000	31-Jan-25
272 TENTH STREET MILDURA VIC 3500	\$480,000	11-Jun-25
5 MIMOSA AVENUE MILDURA VIC 3500	\$470,500	07-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: 29 January 2026

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**223 WADE AVENUE MILDURA VIC
3500**

 4  1  2

Sold Price

\$490,000

Sold Date

31-Jan-25

Distance

1.26km



**272 TENTH STREET MILDURA VIC
3500**

 4  1  2

Sold Price

\$480,000

Sold Date

11-Jun-25

Distance

3.07km



**5 MIMOSA AVENUE MILDURA VIC
3500**

 3  1  2

Sold Price

\$470,500

Sold Date

07-Aug-25

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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