

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

4 MCEDWARD COURT 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

\$510,000

&

\$561,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

House

Suburb

Mildura

Period-from

01 Feb 2025

to

31 Jan 2026

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

12 PEVENSEY GROVE MILDURA VIC 3500	\$525,000	04-Feb-25
6 CALoola COURT MILDURA VIC 3500	\$500,000	26-May-25
7 DUNNING DRIVE MILDURA VIC 3500	\$596,700	23-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.~~

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Dominic Mezzatesta

M 0456588682

E dmezzatesta@barryplant.com.au



12 PEVENSEY GROVE MILDURA VIC Sold Price **3500**

\$525,000 Sold Date **04-Feb-25**

 3  2  -

Distance **0.67km**



6 CALOOLA COURT MILDURA VIC Sold Price **3500**

\$500,000 Sold Date **26-May-25**

 3  2  4

Distance **3.27km**



7 DUNNING DRIVE MILDURA VIC Sold Price **3500**

Sold Price

\$596,700 Sold Date **23-May-25**

 3  2  2

Distance **4.38km**

RS = Recent sale

UN = Undisclosed Sale

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