

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 26 YORRELL DRIVE MILDURA VIC 3500

Indicative selling price

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

Single price or range between \$599,000 & \$658,000

Median sale price

Median price \$525,000 Property type House Suburb Mildura

Period - From 01 Apr 2025 to 31 Mar 2026 Source Cotality

Comparable property sales

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
1 2 Reisling Court Mildura VIC 3500	\$601,000	13-Mar-26
2 589 Etiwanda Avenue Mildura VIC 3500	\$650,000	17-Jul-25
3 6 Trissino Drive Mildura VIC 3500	\$650,000	30-Jan-26

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: 13 April 2026