

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

LOTS 1-29 YORRELL DRIVE MILDURA VIC 3500
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Indicative selling price

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

See attached price list

Median sale price

Median price

\$182,500

Property type

Land

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

Address of comparable property	Price	Date of sale

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

Lot	Size	Price
1	954m ²	\$195,000
2	959m ²	\$195,000
3	959m ²	\$195,000
4	959m ²	\$195,000
5	959m ²	\$195,000
6	959m ²	\$195,000
7	959m ²	\$195,000
8	832m ²	\$195,000
9	890m ²	\$195,000
10	1148m ²	\$205,000
11	629m ²	\$178,000
12	610m ²	\$178,000
13	540m ²	\$170,000
14	413m ²	\$165,000
15	385m ²	\$165,000
16	413m ²	\$165,000
17	413m ²	\$165,000
18	540m ²	\$170,000
19	540m ²	\$170,000
20	413m ²	\$165,000
21	413m ²	\$165,000
22	413m ²	\$165,000
24	540m ²	\$170,000
25	540m ²	\$170,000
27	413m ²	\$165,000
28	578m ²	\$178,000
29	583m ²	\$178,000