

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

1/529 WALNUT AVENUE 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,500

Property type

Unit

Suburb

Mildura

Period-from

01 Aug 2025

to

31 Jul 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

4/529 WALNUT AVENUE MILDURA VIC 3500	\$555,000	01-May-26
3/5-7 JOHN MONASH BOULEVARD MILDURA VIC 3500	\$550,000	24-Jun-26
8/14 OLYMPIC WAY MILDURA VIC 3500	\$550,000	19-May-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 August 2026

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4/529 WALNUT AVENUE MILDURA VIC 3500

Sold Price

\$555,000

Sold Date

01-May-26

3

2

2

Distance

0.05km



3/5-7 JOHN MONASH BOULEVARD MILDURA VIC 3500

Sold Price

\$550,000

Sold Date

24-Jun-26

3

2

2

Distance

0.11km



8/14 OLYMPIC WAY MILDURA VIC 3500

Sold Price

Sold Date

19-May-26

3

2

2

Distance

1.86km



7/14 OLYMPIC WAY MILDURA VIC 3500

Sold Price

\$530,000

Sold Date

14-May-26

3

2

2

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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