

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 BATTALION DRIVE 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Mildura

Period-from

01 Sep 2025

to

31 Aug 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

15 COSGROVE COURT MILDURA VIC 3500	\$635,550	23-Mar-26
296 SIXTEENTH STREET MILDURA VIC 3500	\$631,000	28-Jun-26
23 CONDOR DRIVE MILDURA VIC 3500	\$640,000	07-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: 03 September 2026

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15 COSGROVE COURT MILDURA VIC 3500

4 2 2

Sold Price

\$635,550

Sold Date

23-Mar-26

Distance

0.03km



296 SIXTEENTH STREET MILDURA VIC 3500

3 2 2

Sold Price

\$631,000

Sold Date

28-Jun-26

Distance

0.89km



23 CONDOR DRIVE MILDURA VIC 3500

3 2 2

Sold Price

\$640,000

Sold Date

07-May-26

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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