

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 97 Matthew Flinders Drive, Mildura, VIC 3500

Indicative selling price

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

Price Range

\$575,000

&

\$625,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Mildura (3500)

Period - From

03/09/2025

to

03/09/2026

Source

Price Finder

Comparable property sales

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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
847 ETIWANDA AVENUE, MILDURA VIC 3500	\$631,000	11/09/2025
27 LIZLEE DRIVE, MILDURA VIC 3500	\$635,000	31/10/2025
5 MANHATTAN COURT, MILDURA VIC 3500	\$595,000	21/11/2025

This Statement of Information was prepared on: 03/09/2026