

## 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 84 Walnut Avenue, Mildura, VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$745,000

&

\$795,000

### Median sale price

Median price

\$540,750

Property Type

House

Suburb

Mildura (3500)

Period - From

18/02/2025

to

18/02/2026

Source

Pricefinder

### 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
253 DEAKIN AVENUE, MILDURA VIC 3500	\$775,000	30/10/2025
185 EIGHTH STREET, MILDURA VIC 3500	\$760,000	18/09/2025
76 MAGNOLIA AVENUE, MILDURA VIC 3500	\$775,000	21/07/2025

This Statement of Information was prepared on: 18/02/2026