

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property Address	24 Bridge Way, Mildura VIC 3500
Indicative Selling Price	\$320,000 – \$350,000
Property Type	Residential vacant land
Land Size	374m ² (approx.)

Comparable Property Sales

Address	Price	Date	Details
24 Bridge Way, Mildura VIC 3500	\$210,000	Feb 2021	374m ²
97 Ninth Street, Mildura VIC 3500	\$206,000	Feb 2026	Residential land
32 Seventh Street, Mildura VIC 3500	\$240,000	Nov 2025	Residential land
383 Eighth Street, Mildura VIC 3500	\$376,000	Sep 2025	Residential land

Agent Comment

The indicative selling price reflects the current market positioning of the property, taking into account recent land sales within the Mildura region, including comparable allotments and broader market growth since the subject property's previous sale.