

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 or locality and postcode

16 SANDALWOOD AVENUE, SWAN HILL VIC 3585

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$720,000 or range between \$* & \$

Median sale price

Median price \$650,000 Property type 4 Bedroom House Suburb Swan Hill VIC 3585

Period - From 01/08/2025 to 31/07/2026 Source realestate.com.au

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
20 Dumosa Drive, Swan Hill VIC 3585	\$740,000	04/05/2026
13 Sandalwood Avenue, Swan Hill VIC 3585	\$722,000	30/03/2026
25 Tower Avenue, Swan Hill VIC 3585	\$691,000	25/03/2026

This Statement of Information was prepared on: 18/08/2026