

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

33A SPLATT STREET, 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

\$1,050,000

or range between

\$*

&

\$

Median sale price

Median price

\$485,000

Property type

House

Suburb

Swan Hill VIC 3585

Period - From

01/03/2025

to

28/02/2026

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

6 Rankin Street, Swan Hill VIC 3585	\$1,200,000	02/10/2025
318 Beveridge Street, Swan Hill VIC 3585	\$975,000	17/06/2025
1/16 Milloo Street, Swan Hill VIC 3585	\$1,120,000	19/12/2024

This Statement of Information was prepared on: 11/03/2026