

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

5/44 PALAROO 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

\$270,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Swan Hill

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

10/21 SPLATT STREET SWAN HILL VIC 3585	\$290,000	17-Feb-26
7/90 BEVERIDGE STREET SWAN HILL VIC 3585	\$257,000	27-Jun-25
4/5 PARNEE STREET SWAN HILL VIC 3585	\$310,000	30-Jul-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 August 2026

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**10/21 SPLATT STREET SWAN HILL
VIC 3585**

 2  1  1

Sold Price

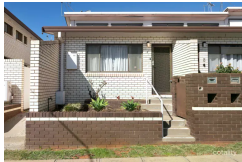
\$290,000

Sold Date

17-Feb-26

Distance

0.51km



**7/90 BEVERIDGE STREET SWAN
HILL VIC 3585**

 2  1  1

Sold Price

\$257,000

Sold Date

27-Jun-25

Distance

0.52km



**4/5 PARNEE STREET SWAN HILL
VIC 3585**

 2  1  1

Sold Price

^{RS}
\$310,000

Sold Date

30-Jul-26

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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